

VALLEY CENTER DESIGN GUIDELINES

COUNTY OF SAN DIEGO

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Department of Planning and Land Use

VALLEY CENTER DESIGN GUIDELINES

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County of San Diego

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INTRODUCTION

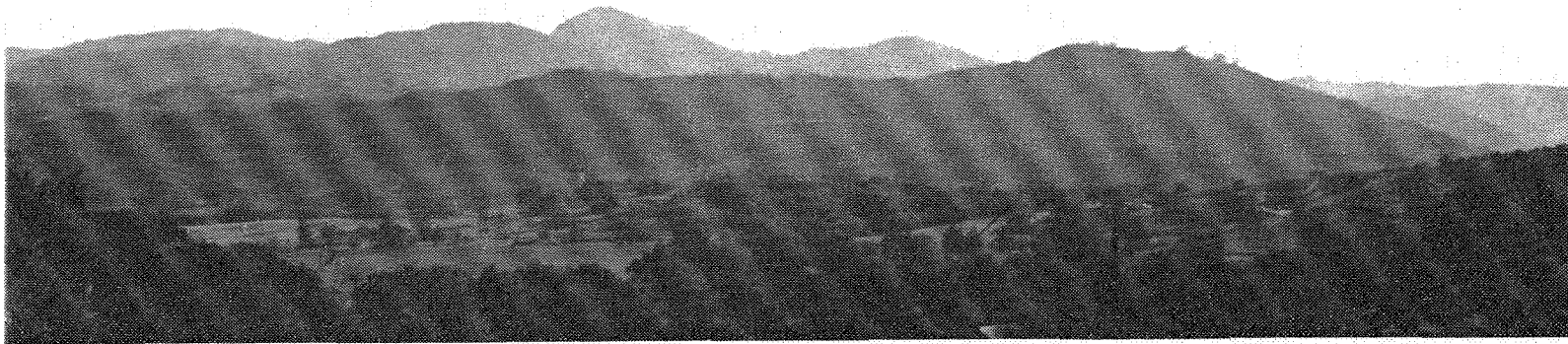
Design Review in Valley Center is administered by the San Diego County Department of Planning and Land Use as part of the development review process. Projects are evaluated by the Valley Center Design Review Board, a five-person panel of citizens appointed by the County Board of Supervisors. Actions of the Design Review Board are advisory to the Department of Planning and Land Use, which issues decisions on development approvals.

The County's citizen advisory network also includes the Valley Center Community Planning Group, an elected fifteen-member board that advises the County on land use issues in the community. This group is responsible for review of applications for rezones, subdivisions, major use permits and other discretionary land use permits. The Department's procedure for processing design review cases includes forwarding decisions on design review applications to the Planning Group. However, the Design Review Board has primary responsibility for advising the County on those projects which require design review only (with no other discretionary permit requirements), and on those attributes of major use permit applications for which guidelines are provided in this document.

Design Review is a required step in the development approval process for the following types of projects located within the Valley Center planning area:

- All commercial development including: office professional (C30); residential-office professional (C31); convenience (C32), general (C36), heavy (C37), service (C38), rural (C40) and visitor-serving (C42) commercial; general commercial/residential (C34); general commercial/limited residential (C35); and medical center (C46) uses.
- All industrial development
- All multi-family residential development
- The following Major Use Permits where they also require the issuance of building permits for construction or alteration of buildings: planned developments; mobile home parks; churches; administrative services; clinics; community recreation facilities; cultural exhibit and library buildings; group and child care centers; lodge, fraternal and civic assembly buildings; emergency or utility service facilities and other public buildings not otherwise exempt from local regulation by Federal or State law. It is intended that the Valley Center Community Planning Group will work with the Design Review Board and the applicant to achieve consistency of Major Use Permits with applicable design guidelines.

In addition, the Design Review program encourages the citizens of Valley Center to establish special districts where necessary for the construction and maintenance of improvements in the public right-of-way as outlined in this document.



THE PURPOSE OF DESIGN REVIEW

Design Review is one of several development review procedures used by the County to protect the public welfare and environment. The process is a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties and the community as a whole. Design Review makes a careful examination of a project's quality of site planning, architecture, landscape design and important details such as signage and lighting. The purpose is to insure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties and community design goals.

DESIGN REVIEW IN VALLEY CENTER

Valley Center citizens feel strongly about the quality of the community's natural setting and its rural residential character. The Design Review process is intended to protect this special environment while accommodating the substantial growth expected in the near future. With strong, coordinated design direction, Valley Center can develop a Town character different and significantly better than other growing communities, protecting existing and new investment.

It is important to remember that Design Review is a process of judgment based on fair and reasonable standards. The Design Review Board is sensitive to both developer and community concerns—the Board will work with developers and the community to weigh all considerations, be flexible when necessary, and do its best to reach fair decisions when there is a difference of opinion. At stake is the future of Valley Center's special environment and the quality of life it makes possible for the present and future generations. We take this responsibility seriously and invite development that will contribute to the community's future!

PART I. COMMUNITY DESIGN OBJECTIVES

Valley Center residents speak clearly, with strong consensus, about their affection for the community's natural setting and the quality of life it makes possible. Many consider Valley Center "the last place" where one can enjoy such a magnificent natural environment and climate while living within reasonable distance of a place to work. The citizens of Valley Center feel strongly about the need for the community to protect its special character and maintain a town identity distinct from others in San Diego County. The community intends to avoid the haphazard urban development common to other growing communities and to preserve the feeling of the valley's spacious, largely unspoiled environment.

The purpose of community design objectives and Design Guidelines is to persuade citizens, private developers and the public sector to work together to make Valley Center a special place whose ambiance, identity and living potential are a model for the County, demonstrating the value of imaginative, concerted community planning and action.

DESIGN OBJECTIVES

1 VALLEY CENTER PARKWAY

Designate Valley Center Road as a special Parkway serving as focus and unifying element of the community.

- Planted median of trees, shrubs, grasses and boulders native to the valley.
- Modification of County standards to give the road a more rural character.
- Strong design guidelines for new commercial development - a generous landscaped zone between road and parking areas, tree canopies and screening of parking lots, theme of stone walls and fences, consistent setbacks, measures to prevent "strip" development, strong sign guidelines.
- Landscape design concept to duplicate the feeling of Woods Valley Road.

2 PRESERVATION OF NATURAL FEATURES AND OPEN SPACES

- Clustering of higher density residential development - to preserve the valley's open spaces and meadows
- Guidelines to incorporate existing natural features in new site development.
- Hillside protection to reduce grading, large building pads and retaining walls.

3 "TOWN CENTER" AT VALLEY CENTER AND COLE GRADE ROADS

Pedestrian emphasis with buildings located closer to the street and a required "build to" line to produce continuity in building setbacks. Parking located to the rear or sides of buildings. Landscape concept to tie the Town Center together and link it with adjacent civic facilities.

4 ARCHITECTURAL CHARACTER

- Architectural continuity based on the elements of and character of early California buildings. Guidelines identifying the elements, but allowing sufficient design flexibility to achieve variety. All buildings sensitive to the natural landscape.

5 FLOOD PLAIN

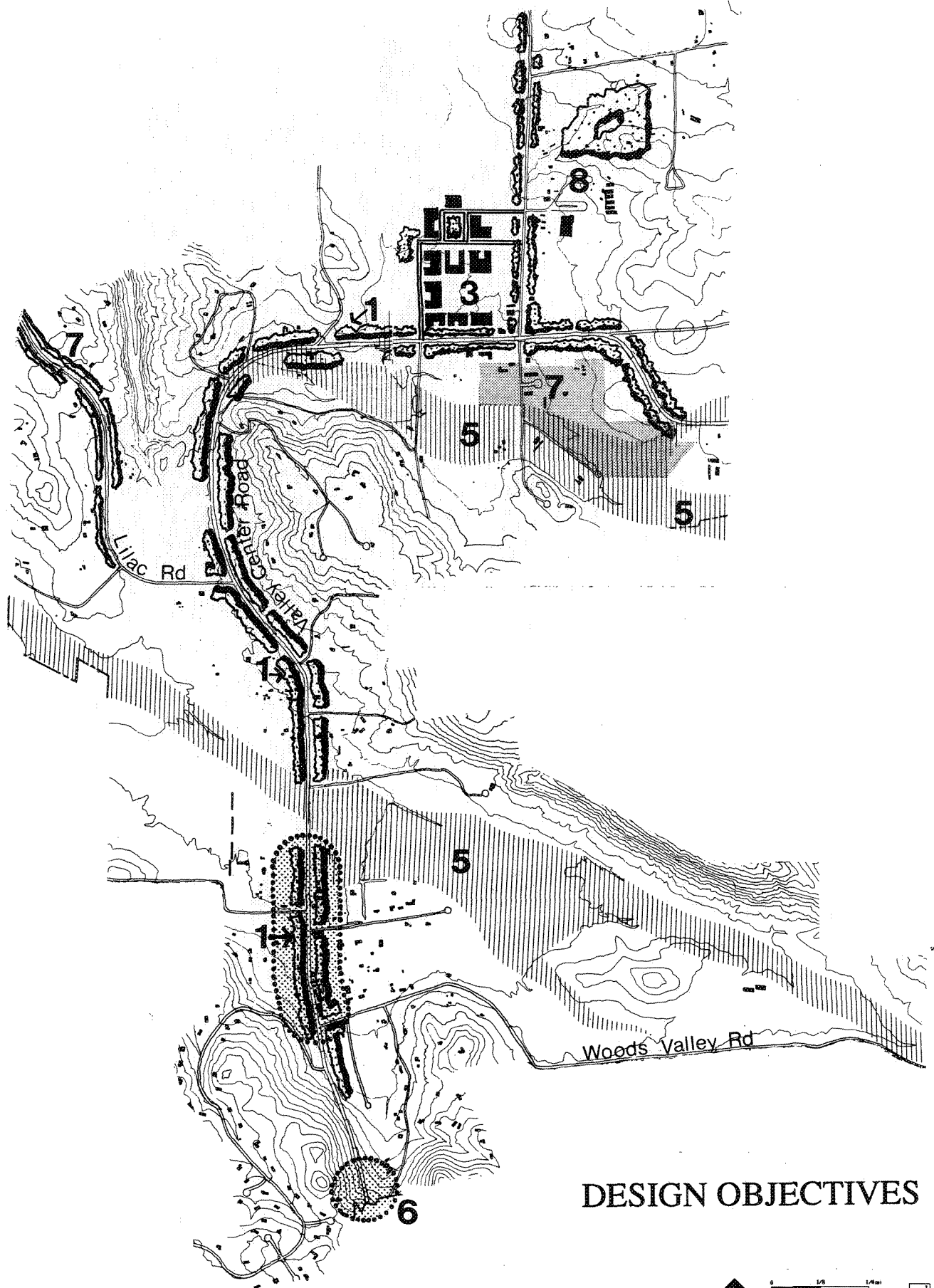
- Strong measures to protect the flood plain as open space and prevent its channeling. Save existing riparian vegetation in the flood plain.

6 PLANTING IMPROVEMENTS at the community's south entrance on Valley Center Road

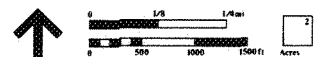
7 INDUSTRIAL PARK

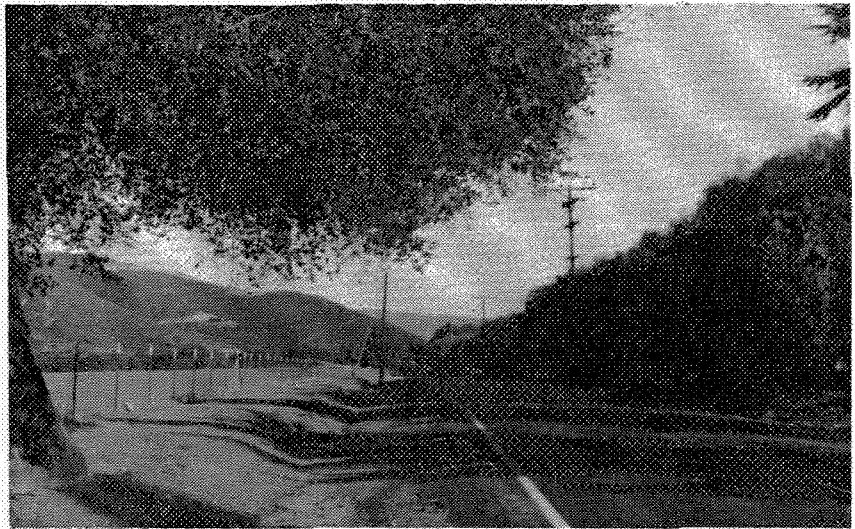
- Strong landscape guidelines for screening and tree canopies in all new projects.

8 COMMUNITY PARK AND SCHOOLS



DESIGN OBJECTIVES





Woods Valley Road

3. Underground Utilities

The undergrounding of overhead utilities on Valley Center Road should be implemented as soon as possible. The community is committed to reducing the present harmful visual impact of utility poles and wires throughout Valley Center.

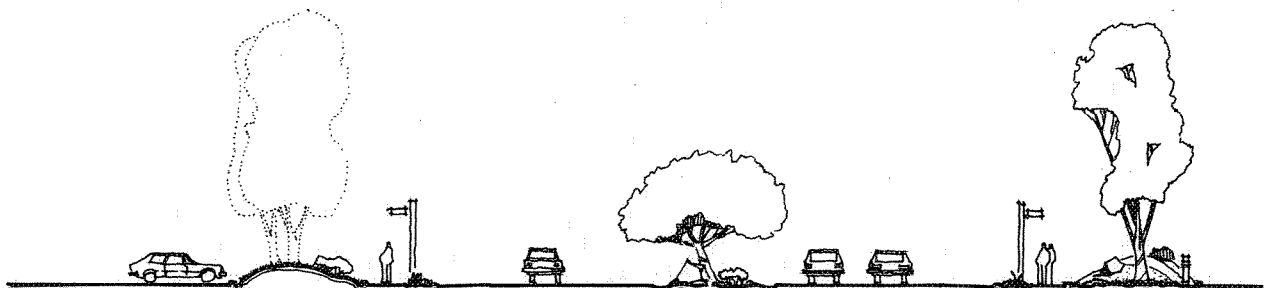
4. Street Light, Roadway and Sidewalk Standards

County engineering standards should be modified, when feasible, to reinforce Valley Center's rural residential character. The following should be considered:

- A special street light standard.
- Rolled concrete curbs in new road construction, except in the Town Center and industrial area.
- In areas where sidewalks are required, separate the sidewalk from the curb by a planting strip.

5. Avoid the Incremental Road Widening

The widening of Valley Center Road and other roads with planned improvements should each be done at one time, not incrementally with each new development project. The County should institute a procedure for developers to deposit the assessed cost of required improvements to a County account to fund future construction.





Valley Center Road

DESIGN OBJECTIVES

A. ROADWAY DESIGN - IMPORTANT THOROUGHFARES

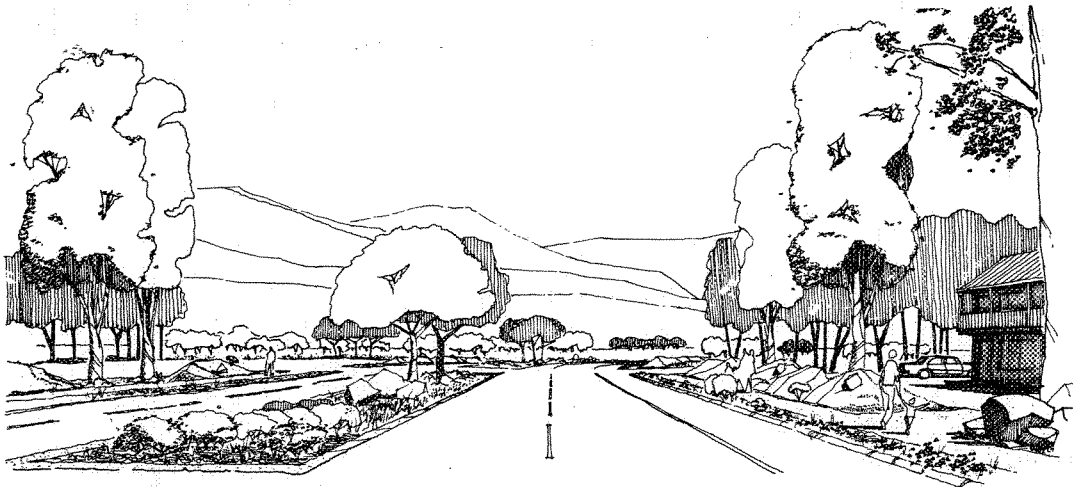
1. Valley Center Road

As the most important single element of the community's image, Valley Center Road should become a carefully-planned parkway serving as the focus and unifying element of the community.

The parkway should have a planted median of trees, shrubs, grasses and granite boulders emphasizing elements of the native valley landscape. The median can be incorporated into a new roadway design when Valley Center Road is widened at a future date.

2. Design of the Road Edge

A twenty-foot deep landscaped edge zone is to be provided along the entire length of Valley Center, Cole Grade, Woods Valley and Lilac Roads. The edge zone will reinforce Valley Center's character as a rural residential community by emphasizing planting of native vegetation, low walls of local stone, wood rail and agricultural fences to give the road edge visual definition and continuity. The edge zone is a requirement for new development in the community. Criteria for its design are given in Design Guideline, "Design of the Road Edge."

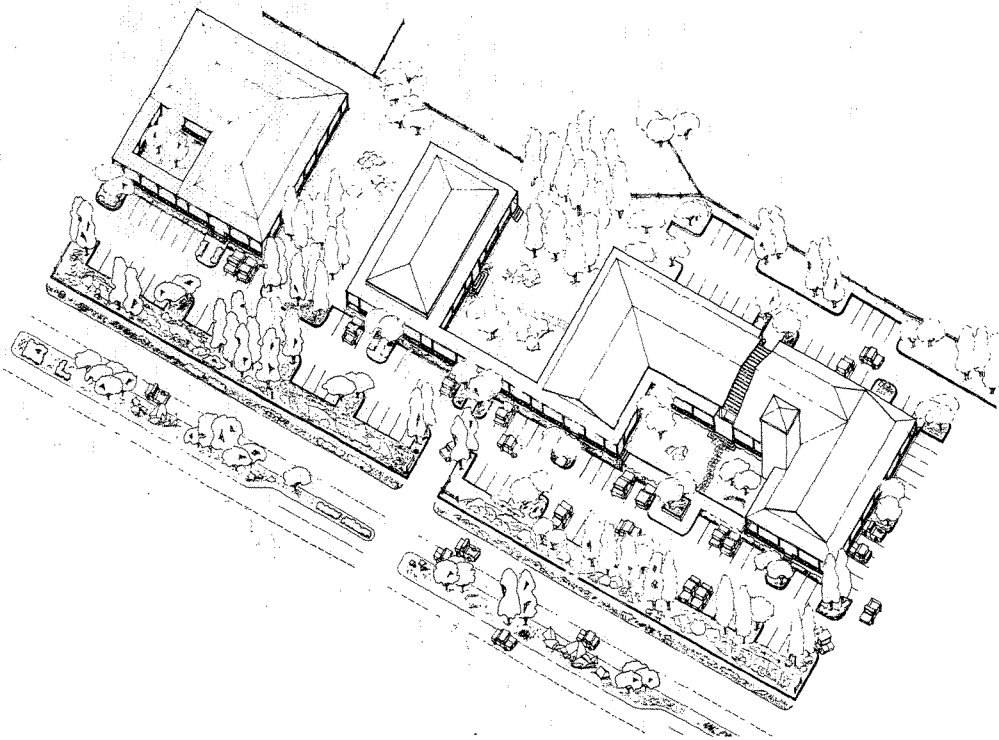


Valley Center Road with Median

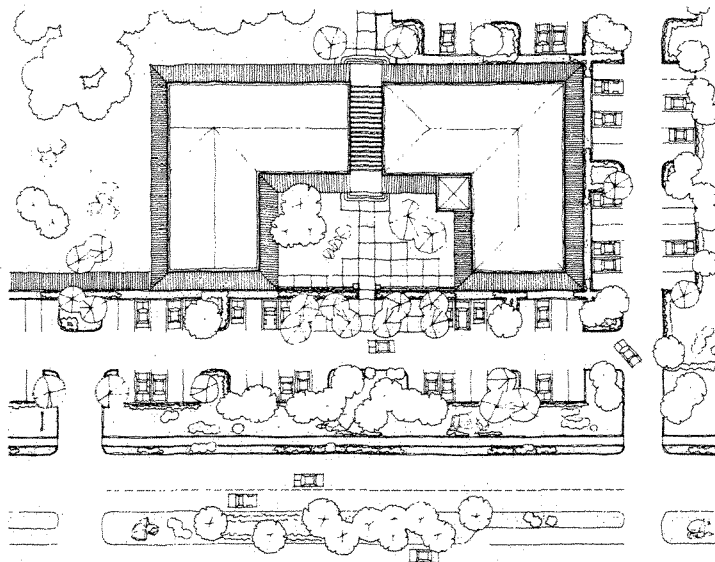
B. COMMERCIAL DEVELOPMENT ON VALLEY CENTER ROAD

Commercial development on Valley Center Road should fit quietly into the landscape, deferring to open spaces, existing natural features and planting. Parking lots and service areas are to be fully screened from road view. Signage is to be kept to minimal size and mounted low to the ground. A wide setback requirement of 30 feet (from front property line) is prescribed to preserve the present spacious character of the road.

To reduce the potential for commercial "strip" development, minimum commercial lot sizes are to be kept relatively large (two acres) and the number and size of driveway access points limited. Neighboring properties are encouraged to link their parking lots together and to share common driveways.



Commercial Development - Valley Center Road
Illustrative sketch (above), Illustrative plan (below)

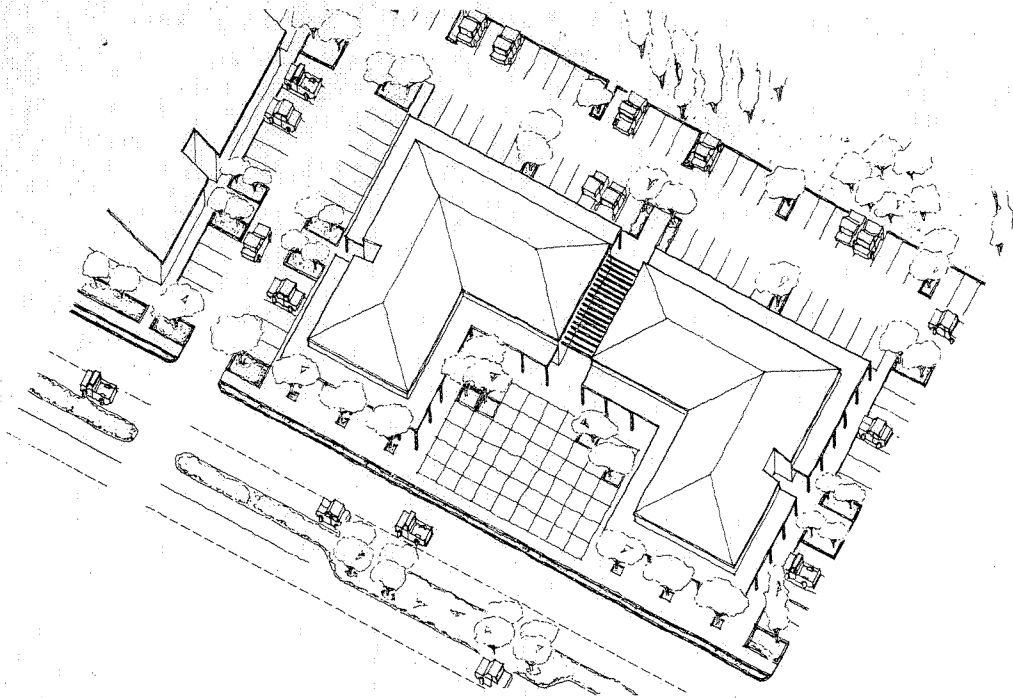


C. THE TOWN CENTER

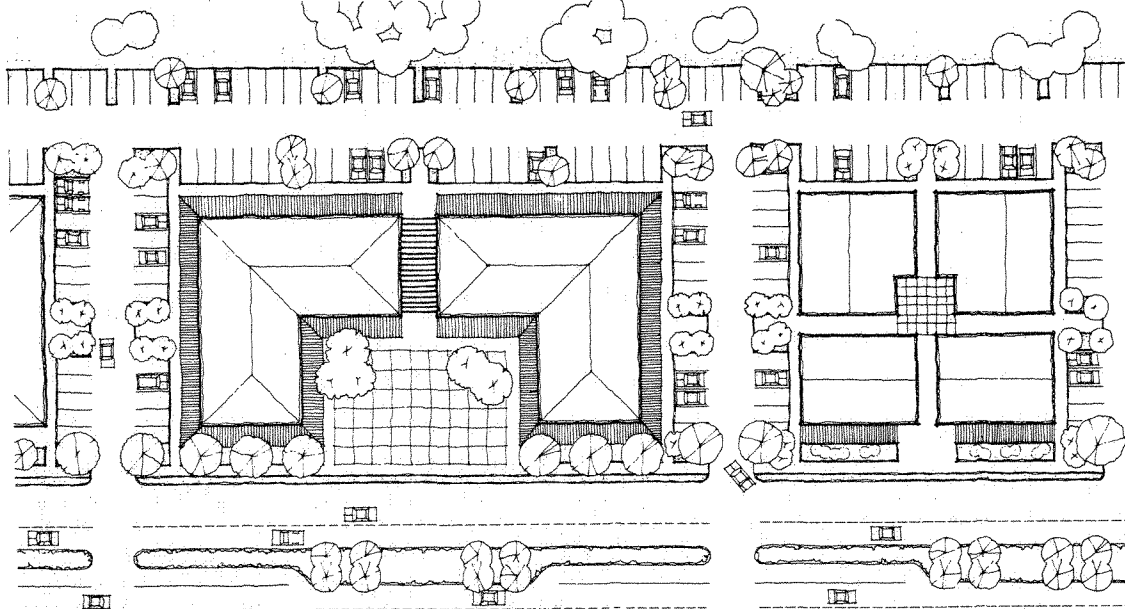
The concentration of new commercial development and existing civic facilities in the Valley Center Road-Cole Grade Road intersection area will eventually become Valley Center's Town Center.

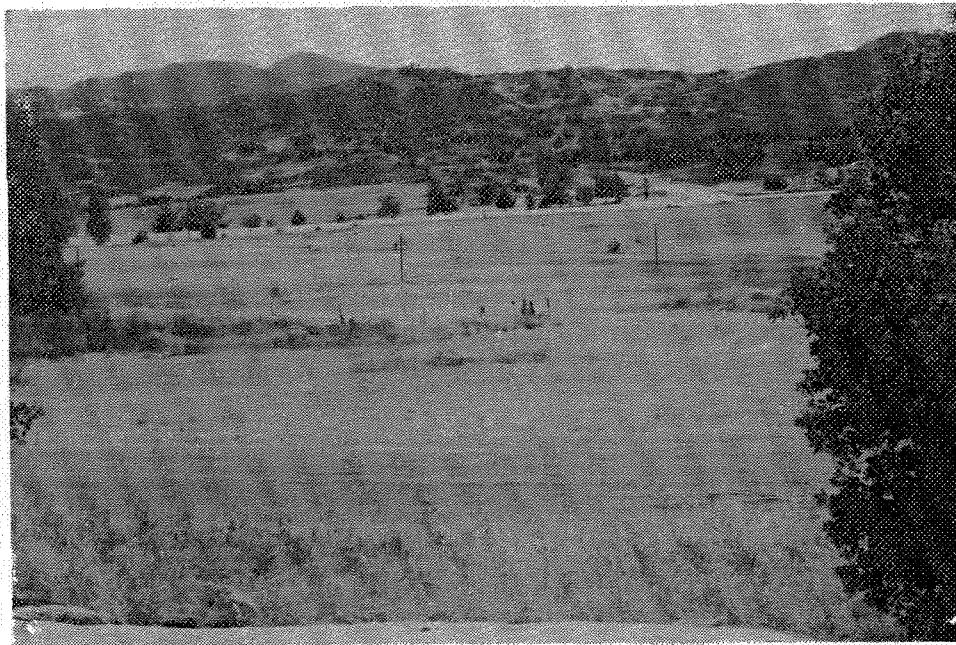
The Town Center area should be distinct from other sections of Valley Center Road, approximating the character of a traditional town center. It should provide an opportunity for pedestrian activity that would link shops and commercial services, the nearby schools and park, and other civic facilities.

Buildings in the Town Center are to be built closer to the street, with a mandated "build to" line to produce continuity in the building setback pattern. Within the Town Center area, parking lots must be located to the rear or sides of buildings, not between the building and street.



Commercial Development in the Town Center
Illustrative sketch (above), Illustrative plan (below)





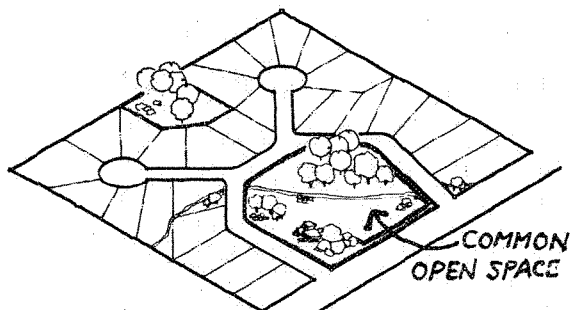
D. THE PROTECTION OF NATURAL FEATURES

All residents of Valley Center are aware of the importance that must be given to protecting the splendid quality of the community's natural setting. As development proceeds in Valley Center, developers will make choices on each site. They may choose to remove trees, blast granite rock outcroppings and level natural contours. Or, they will choose to preserve existing trees, use the rock outcroppings on the site, and design the use to fit the site.

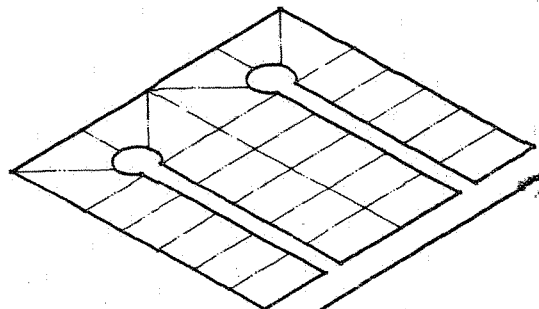
Strong requirements for the protection of existing natural features are provided in the Design Guidelines for all new development. Among the requirements are special measures to preserve mature oak and sycamore trees, significant resources that contribute to the character of the valley and community. Additional Guidelines for development in the Flood Plain and hill-sides are given to protect these critical areas of the community.

Residential Clustering

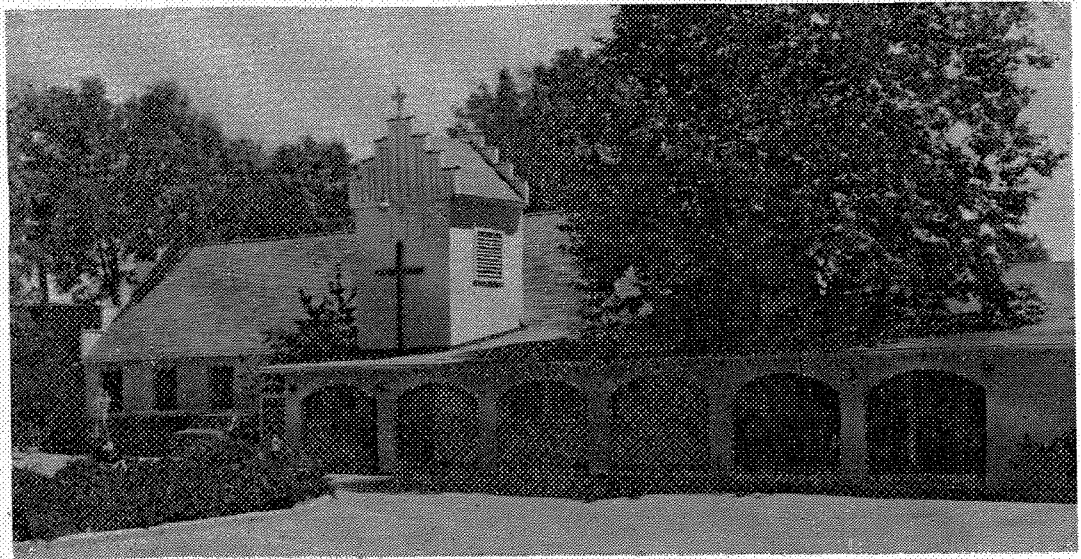
The expansive open spaces and fields of the valley are important elements of Valley Center's landscape. While future residential development will claim many of these highly-valued areas, the impact of their loss can sometimes be lessened by residential "clustering", the grouping together of buildings, that preserves some large areas of group open space. This can avoid the familiar pattern of suburban tract development.



Encouraged
10 Clustering with group open space



Discouraged
Standard tract development



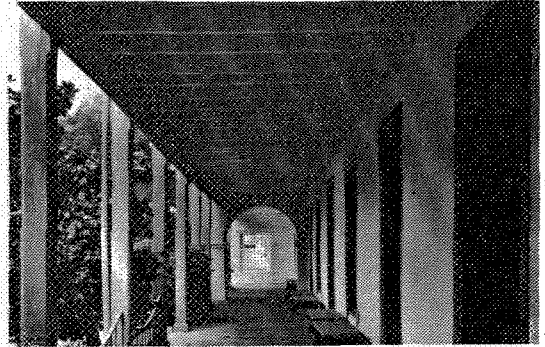
Valley Center Community Church

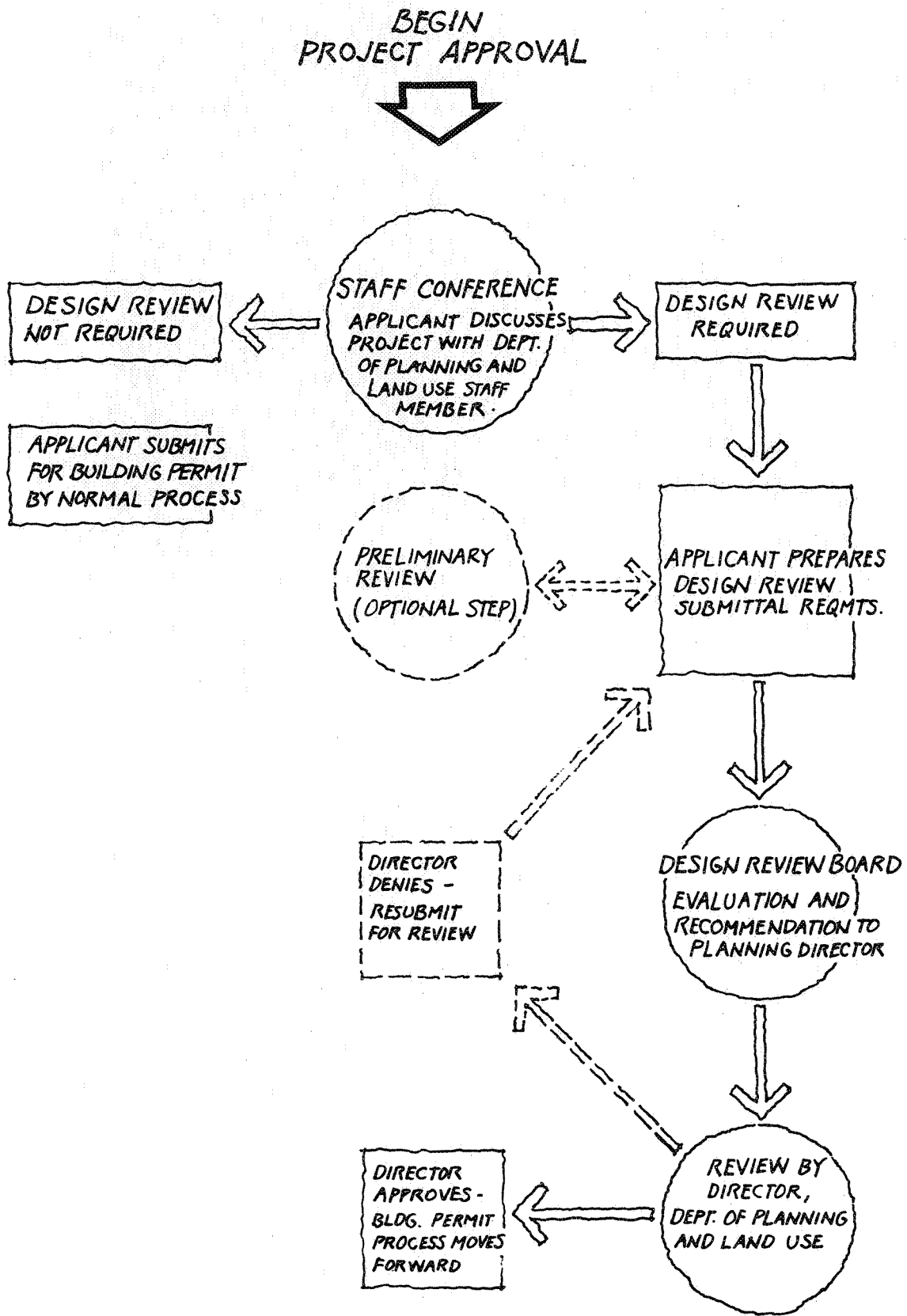
E. ARCHITECTURAL CHARACTER

The community desires continuity in the architectural vocabulary of commercial and higher-density residential buildings. The Design Guidelines define a character of architecture that will reflect the valley's history, natural landscape and climate. The Guidelines describe a set of design principles derived from early California architecture, but they encourage variety and individual interpretation within this vocabulary, including contemporary use of basic principles.

Elements of the architectural character desired include:

- Simple, strong one and two story building forms of white and light-colored walls (wood, stucco, textured brick) highlighted and accented with exposed timber beams, columns and details.
- Extensive use of courtyards, patios and terraces, often with second story protecting balconies or verandas.
- Use of stone walls, fences and textured ground paving adjacent to buildings, anchoring the building to the landscape.
- Buildings grouped in clusters to form "outdoor rooms."





THE DESIGN REVIEW PROCESS

PART II. THE DESIGN REVIEW PROCESS: HOW THE PROCESS WORKS

Design Review is required for all new commercial, industrial and multi-family residential development in Valley Center. In addition, it is intended that the Valley Center Community Planning Group will work with the Design Review Board and the applicant to achieve consistency of Major Use Permits with applicable design guidelines.

Design Review in Valley Center is administered by the San Diego County Department of Planning and Land Use as part of the development approval process. The Design Review Board is a five-member panel of Valley Center citizens appointed by the County Board of Supervisors.

The Design Review Board evaluates development proposals using the Design Guidelines described in this manual as criteria. The Board may act to:

- Approve or disapprove proposals.
- Approve proposals subject to conditions.
- Request the applicant to re-submit the proposal with specific changes.

Decisions of the Design Review Board are advisory to the Director of the Department of Planning and Land Use, who issues decisions on development proposals. Appeals of the Director's decision are handled through normal County planning appeals procedures.

Before reviewing any project, new Review Board members shall be instructed by Department of Planning and Land Use staff on the application of the guidelines, the limits of the Board's review, and the necessity for substantiating the Board's decision and recommendation by identifying those guidelines that are satisfied or not satisfied by the development proposal.

STEPS IN THE REVIEW PROCESS

1. STAFF CONFERENCE

Before planning and design begins, the developer or his designer is urged to meet with the County Planning staff member assigned to Valley Center design review. The nature of the project and site should be described. The Planning staff member will clarify review procedures and submittal requirements. Critical design issues and Design Guidelines important to the project may be discussed.

2. PRELIMINARY REVIEW (Optional)

This step is optional but highly recommended for large or complex projects, projects involving lot splits and projects requiring extensive grading or alteration of natural features.

Preliminary Review allows the developer to meet with the Design Review Board to discuss basic intentions and plans before investing time in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts are important. Building elevations, sections and other information may be discussed but kept in preliminary form.

Preliminary Review is an informal process enabling the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. The Board will not take official action or vote on a project until Final Submittal and Review.

3. FINAL APPLICATION AND REVIEW

The one required step in the Design Review process is submittal of a Final Application and appearance before the Design Review Board. Submittal requirements for Final Application and Review are given in Part IV of this booklet.

Applications are filed with the Department of Planning and Land Use. Within 5 days of receipt of a complete application, copies of the application are transmitted to each member of the Design Review Board. The Review Board then schedules a review of the proposal at the next available Board meeting.

Evaluation of the project by the Review Board is limited to the topics contained in this manual. The Review Board makes a recommendation to the Director of Planning, citing specific guidelines to which the project conforms or does not conform.

The Director of Planning also evaluates the project for conformance to this manual, considers the Review Board's recommendation, and renders a decision. In the event the Review Board's recommendation is not received within 20 days after transmittal of the application, the Director may make a decision without a recommendation of the Review Board. Upon making a decision, the Director shall transmit a copy of the decision to the Review Board.

The Director's decision may be appealed to the Planning Commission, a seven-member body appointed by the County Board of Supervisors to advise the Board on planning matters. The decisions of the Planning Commission are final if design review is the only discretionary review requirement. Planning Commission decisions on cases which also involve Major Use Permits may be appealed to the Board of Supervisors.



PART III THE DESIGN GUIDELINES

The Guidelines of this section are used by the Design Review Board as criteria for the evaluation of development proposals. Some of the Guidelines are general, others specific, depending upon the nature of the topic discussed. It is not possible to anticipate every development issue and site condition; therefore, the list of topics covered is not complete. Site conditions may be such that some Guidelines cannot work on a specific site. The Design Review Board reserves the prerogative to waive particular Guidelines that would be inappropriate or cause unreasonable hardship to the developer of a given property. Alternatively, after thoughtful and reasoned consideration, the Review Board may strongly recommend that the County require conformance to any guideline in this document which appears appropriate and reasonable.

ALL DEVELOPMENT PROPOSALS:

1. SITE DESIGN PROCESS
2. PROTECTION OF NATURAL FEATURES
3. SAVE THE OAKS AND SYCAMORES!
4. DESIGN OF THE ROAD EDGE - VALLEY CENTER, COLE GRADE, LILAC AND WOODS VALLEY ROADS
5. ARCHITECTURAL CHARACTER
6. COMPACT BUILDING GROUPS
7. DESIGN FOR CLIMATE AND ENERGY CONSERVATION
8. VISUAL LINKAGES BETWEEN PLANTING, BUILDINGS AND OPEN SPACES
9. PLANTING DESIGN AND PLANT LISTS
10. FLOODPLAIN PRESERVATION
11. SITE LIGHTING

COMMERCIAL DEVELOPMENT:

12. SITE PLANNING PRINCIPLES - COMMERCIAL DEVELOPMENT
13. TOWN COMMERCIAL CENTER AT VALLEY CENTER AND COLE GRADE ROADS
14. OFF-STREET PARKING AREAS - COMMERCIAL DEVELOPMENT
15. SIGNAGE

RESIDENTIAL DEVELOPMENT:

16. SITE PLANNING PRINCIPLES - RESIDENTIAL DEVELOPMENT
17. PRINCIPLES OF RESIDENTIAL CLUSTERING
18. PRIVATE AND GROUP OPEN SPACE
19. OFF-STREET PARKING AREAS - RESIDENTIAL DEVELOPMENT
20. MOBILEHOME PARKS

HILLSIDE DEVELOPMENT GUIDELINES:

21. HILLSIDE DEVELOPMENT - SITING OF BUILDINGS
22. HILLSIDE DEVELOPMENT - GRADING AND DRAINAGE
23. HILLSIDE DEVELOPMENT - STREETS AND WALKWAYS
24. HILLSIDE DEVELOPMENT - PLANTING DESIGN

INDUSTRIAL DEVELOPMENT

25. SPECIAL GUIDELINES FOR THE INDUSTRIAL AREA

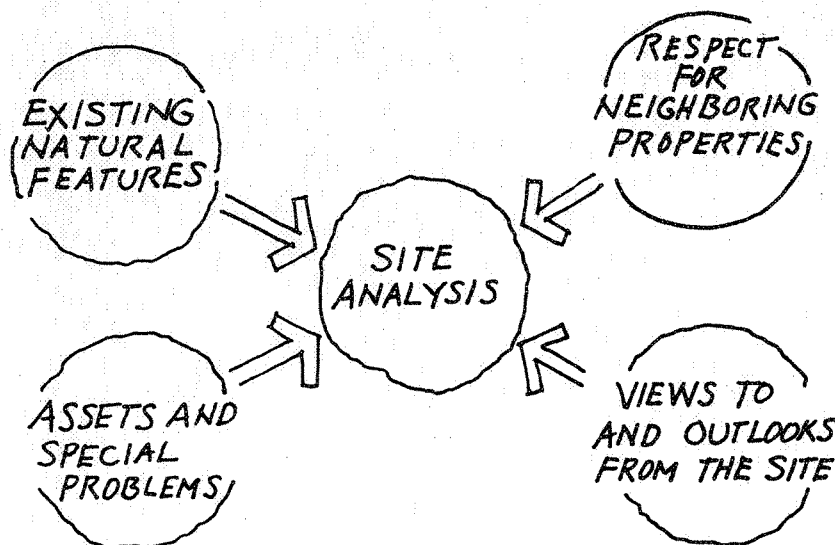
1. SITE DESIGN PROCESS

INTENT:

Site design is the process of arranging buildings, open spaces and other improvements such as planting, walkways and roads on the land. Site design is an art concerned with shaping useful and enjoyable outdoor spaces while working carefully with the existing landscape and community character.

The quality of site design is the most important measure of a project's impact on the community and will be given first priority in the review of development proposals. Projects must demonstrate sensitivity to the natural setting and must contribute to community design goals.

A. SITE ANALYSIS



Every project should begin with a thorough analysis of existing conditions on and adjacent to the site. The analysis requires the developer to carefully examine a site's physical properties, amenities, special problems, character and neighboring environment before planning and design begins. The analysis will also assist the Design Review Board in evaluating the proposed development's relationship to existing conditions and neighboring properties.

Although the steps in a thorough analysis will vary with each site, the following information is normally needed and should be documented as part of the Application requirements for Design Review (see Part IV).

1. **BASIC SITE DATA:** boundaries and dimensions; location of adjacent roads, sidewalks, and rights-of-way; location of setback lines and easements; existing structures and other built improvements.
2. **EXISTING NATURAL FEATURES:** location, size and species of trees and other important vegetation; topography, with areas of slope over 25% highlighted; patterns of surface drainage; location of flood zone; significant rock outcroppings; soil capability; ground water location; other important features that are either amenities or potential hazards in development.
3. **NEIGHBORING ENVIRONMENT:** views to and outlooks from the site; land use and site organization of neighboring properties; form and character of neighboring buildings; important site details on neighboring properties such as stone walls, fences and organized plantings.

B. SITE DESIGN CONCEPT

A design concept is a set of ideas upon which the development plan is based. The concept derives from interpreting the site's potentials and limitations (through the site analysis), the developer's and owner's needs, and the community design objectives. These interests, sometimes in conflict, must be balanced through a rigorous and thoughtful design process. The Design Review Board will carefully weight this balance and will be sensitive to both developer and community interests.

Following are general criteria to be used in the review of site development proposals:

1. RELATIONSHIP TO THE COMMUNITY AND NEIGHBORING PROPERTIES:

- Does the project demonstrate an overall design integrity and serious attempt to contribute to the beauty and harmony of the community?
- Does the project contribute to community urban design objectives?
- Does the site plan develop compatible relationships to the land forms, building placements, and existing open spaces of neighboring properties?
- Does the site plan respect the existing views, privacy, quiet, sun and light exposure of neighboring properties?
- When use and development pattern require a project to be different from its neighbors, does the site plan provide a Transition from existing to new development by careful placement and massing of buildings, through well-designed planting patterns and other means?

2. RELATIONSHIP TO EXISTING NATURAL FEATURES:

- Has the project made a sufficient effort to minimize grading and alteration of natural landforms?
- Does the project minimize potential surface drainage problems on neighboring properties and provide adequate drainage on-site?
- Does the project retain important vegetation, rock outcroppings and other natural features?
- Does the site plan minimize potential problems created by building in areas of excessive slope, poor soil, slide potential or flood plain?

3. CIRCULATION AND PARKING:

- Does the project have a clearly organized circulation plan for automobiles, pedestrians and service vehicles?
- Are access points to public roads located for safety and smooth traffic flow? Are the number of curb openings to public roads minimized?
- Are parking and service areas located to minimize public view from roads and neighboring properties?
- On hillside sites, do new roads and streets conform to existing land contours?

4. INTERNAL SITE DESIGN:

- Are buildings and open spaces organized to take advantage of the spaces between buildings as opportunities for outdoor living and activities, as transitions between indoors and outdoors, and as potential points of "focus" for the development?
- Do buildings and building groups strive to form compact clusters to economize the use of land and create larger open spaces on the site?
- Does the site plan and planting take advantage of climatic influences to protect from summer and winter winds, and to maximize energy efficiency?

2. PROTECTION OF NATURAL FEATURES

INTENT:

All development proposals shall demonstrate a diligent effort to retain significant existing natural features characteristics of the community's landscape. Existing topography and land forms, drainage courses, rock outcroppings, vegetation and views shall be recorded in the Site Analysis and incorporated, to the maximum extent feasible, into the future development of land.

THE SITE ANALYSIS:

Existing natural features must be recorded in the Site Analysis (see Part IV - Design Review Application Requirements).

GUIDELINES:

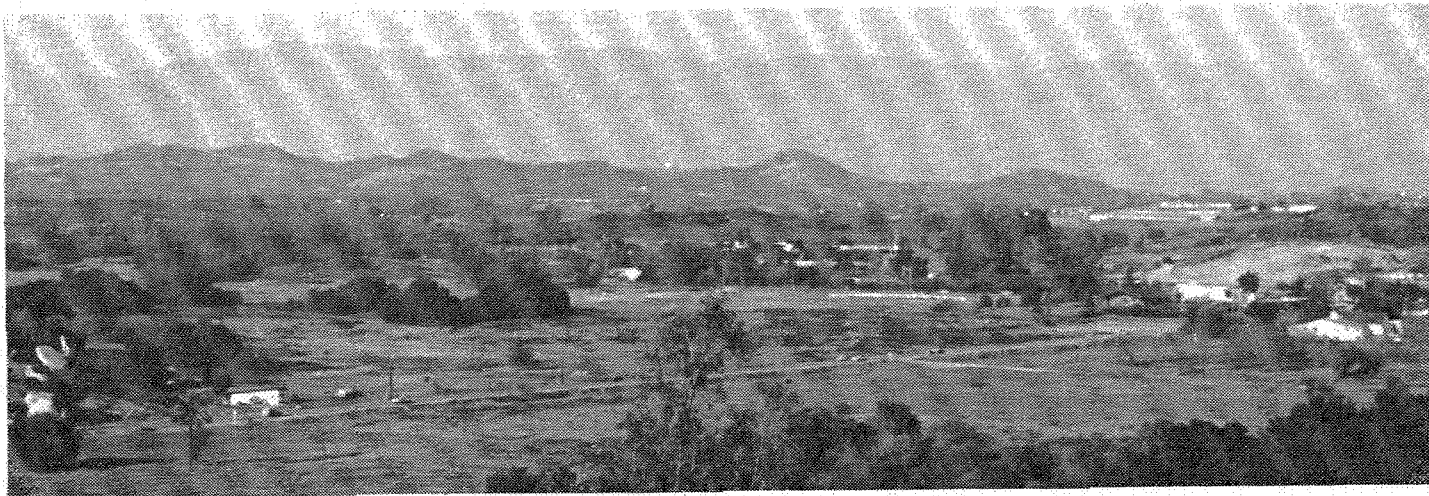
A. **HIERARCHY OF IMPORTANCE.** Development on all sites will require judgment about which natural features are most important to preserve. Although a consistent rule is not possible, the general order of importance in retention shall be:

- (1) Natural contours and land forms;
- (2) Large rock outcroppings;
- (3) Natural drainage courses;
- (4) Oak and sycamore trees;
- (5) Other mature specimen trees;
- (6) Views.

B. **OAKS AND SYCAMORES:** Existing oaks over 8 inches in diameter and sycamores over 12 inches in diameter are considered significant resources to be preserved. See "Save the Oaks and Sycamores" (Guideline 3) for definition and description.

C. **OTHER MATURE TREES** should be retained where feasible. This will require careful judgment weighing the value and heirarchy of all natural features, the size and species of the tree, and the developer's program for the site. This should not preclude removal of noxious or undesirable trees.

D. **TOPOGRAPHY.** Building pads are to be sited within the zoned setbacks and are to disturb the natural contours as little as possible. Balancing of cut and fill areas is encouraged. See "Save the Oaks and Sycamores" (Guideline 3) for grading techniques necessary for the preservation of existing oaks.



E. DRAINAGE PATTERNS. Natural drainage courses are to be preserved in as natural a manner as possible. Landscaped "dry stream" effects which move the water over the property are preferred above channeled or underground methods.

F. VIEWS. Existing views important to neighboring properties shall be studied and preserved where feasible. New site plans for housing should take advantage of potential views from the site. Two types of views are important:

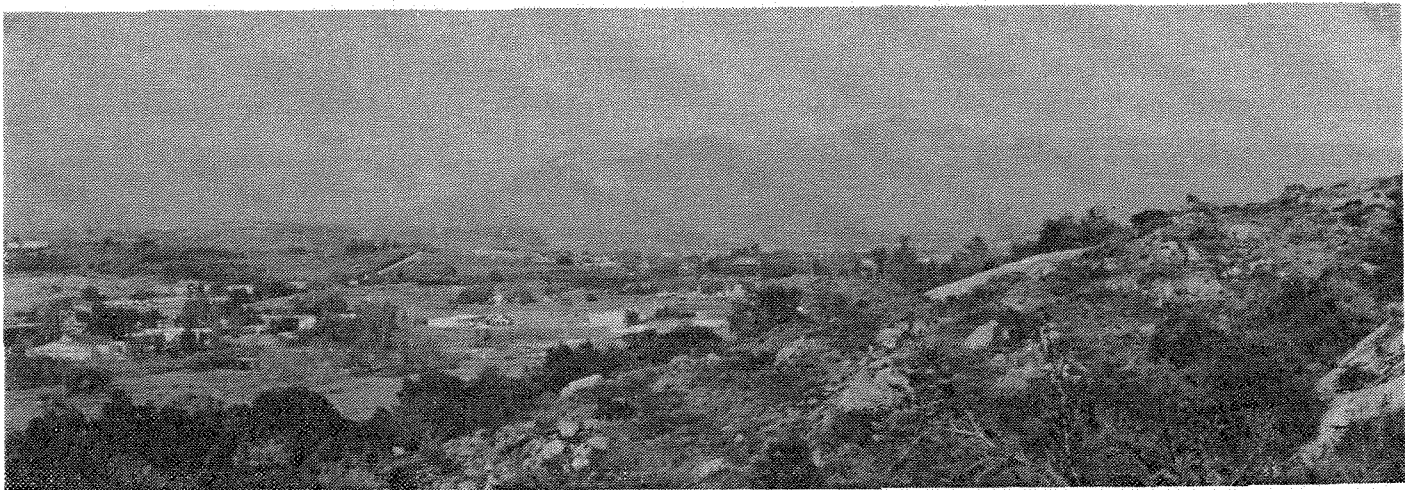
- Views from adjoining roads and lots through the site, and
- Views from within the site. Natural features worth "viewing" include:

Mountains, valley views, open spaces of existing flood plains, streams, lakes, tree stands, and western horizons.

G. As a general rule, the "hand of man" is to be felt lightly.

H. The following are to be avoided:

1. Level grading of entire lots without respect for existing landforms or neighboring development.
2. Removal of oaks or sycamores without careful consideration.
3. Blocking access of sun and light into adjoining properties.
4. Blocking existing significant views through the property and within the property.
5. Diverting natural drainage patterns unless no other alternative is available.
6. Creation of a landscape foreign to that of surrounding sites.



3. SAVE THE OAKS AND SYCAMORES!

INTENT:

The community recognizes native oaks and sycamores as significant historical, aesthetic and ecological resources that contribute to the distinctive character of many areas of the Town. The purpose of this Guideline is to create favorable conditions for the preservation and propagation of this unique, irreplaceable plant heritage.

DEFINITIONS:

"Oak tree" shall mean any tree of the quercus genus more than 8 inches in diameter as measured four and one-half (4-1/2') feet above the root crown, or, with an oak with more than one trunk, any such tree with a diameter of any two trunks of at least 12 inches as measured four and one-half (4-1/2') feet above the root crown.

"Sycamore tree" shall mean any tree of the plantanus genus more than 12 inches in diameter as measured four and one-half (4-1/2') feet above the root crown; or, in the case of a sycamore with more than one trunk, any such tree with a diameter of any two trunks of at least 16 inches as measured four and one-half (4-1/2') feet above the root crown.

GUIDELINES:

Site development plans should demonstrate a diligent effort to retain as many native oak and sycamore trees as possible.

A. CRITERIA FOR REMOVAL

In assessing the number of trees and specific trees that may be removed, the applicant and Review Board will consider the following criteria:

1. The condition of the oak or sycamore tree with respect to disease, danger of falling, and the proximity to existing or proposed structures. Should debate over the health of the tree arise, a licensed nurseryman shall be consulted. The applicant shall pay for this consultation.
2. The necessity to remove an oak or sycamore tree in order to construct proposed improvements to prevent economic hardships to the owner of the property.



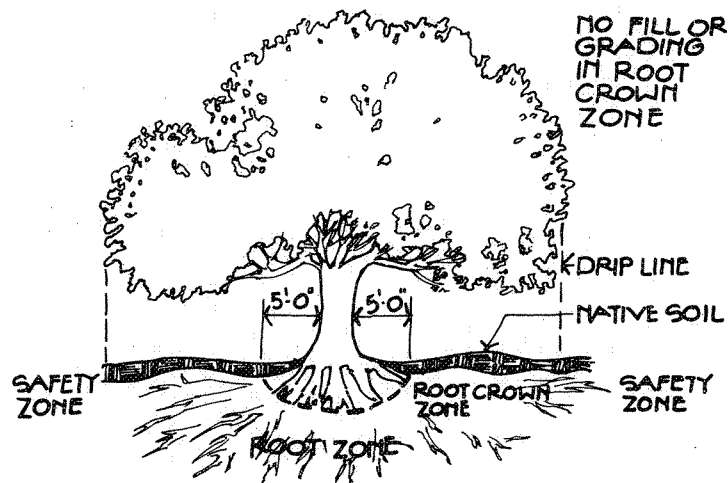
3. The topography of the land and the effect of oak and sycamore removal on erosion, soil retention, and the diversion or increased flow of surface waters.
4. The number of oak or sycamore trees existing in the neighborhood. Decisions shall be guided by the effect of the oak and/or sycamore tree removal upon property values in the area.
5. Good forestry practices, such as the number of healthy oak or sycamore trees which a given parcel of land or area can support.

B. REPLANTING WHERE OAKS AND SYCAMORES HAVE BEEN REMOVED

When oaks or sycamores must be removed, replanting with the same genus is recommended. Open spaces, recreation areas, and terraces are appropriate for oaks. Parking lots and lawn areas are appropriate areas for sycamores. Because oaks grow slowly, plant 24" box trees as replacements. Sycamores may be replaced with 15 gal. sized plants. Designers of each site must take responsibility for the correct site conditions required for each type of tree.

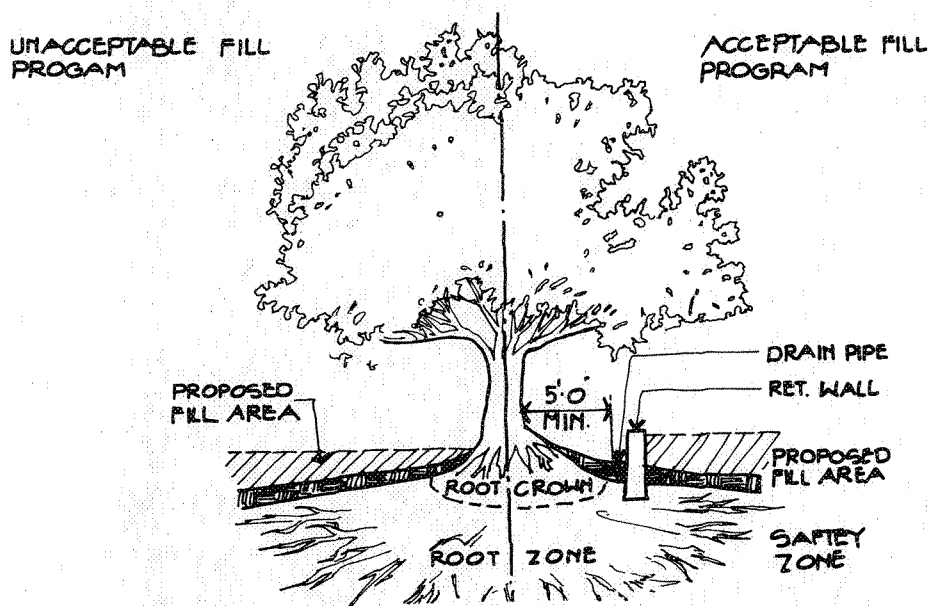
C. GRADING TECHNIQUES FOR PRESERVATION OF EXISTING OAKS

The most critical issue in care and maintenance of an existing oak is the altering of conditions under which that tree has grown for possibly 200 to 300 years. "Altering" includes changing the grade within the drip line, changing water practices from natural rainfall to supplemental irrigation, changing the leaf litter beneath the trees, changing drainage patterns, and compaction of soil around roots caused by heavy equipment.



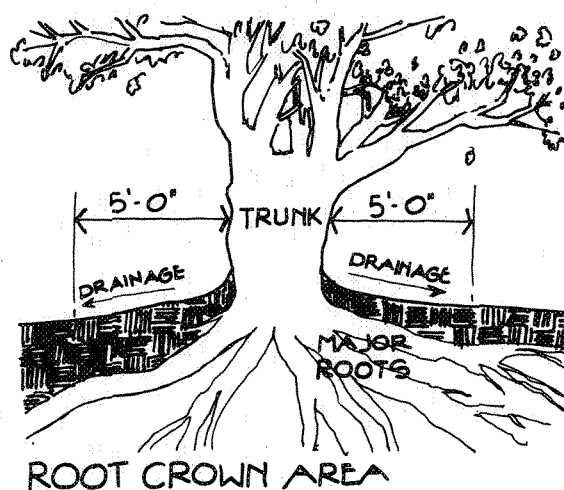
Should changes of grade be necessary, the following steps may be taken:

1. Establish radius of existing root system by using soil probes or equivalent. This establishes a safety zone outside of which grading is possible. New development may dictate gradual root pruning when construction extends into the safety zone. Consult a nurseryman for proper techniques. Root pruning enables roots to be cut for a lowering of the natural grade. Under no circumstances should soil be added around the root crown, but soil may be added over the extended drip line if the root crown is protected by retaining devices.
2. Overwatering oaks during the summer creates conditions favorable to root rot and oak root fungus. Beside reducing water to the root zone, draining water off the root crown quickly is vital for the health of the tree. Sloping soil away from the root crown improves drainage by creating rapid water runoff. In heavy soils, such as clays, leach lines installed within drip line and extending out to drainage courses may be necessary to increase drainage. In all cases, the goal is to duplicate the native conditions under which the oak has lived. Essentially, if the existing conditions were dry, leave them dry; if they were wet, leave them wet.



3. Leaf litter is the accumulation of live and decaying leaves at the base of a tree. In the case of oaks, this litter contributes to a cool atmosphere for root growth, and an acid condition resulting from the decaying of the leaves. When possible, leave the natural litter in place.

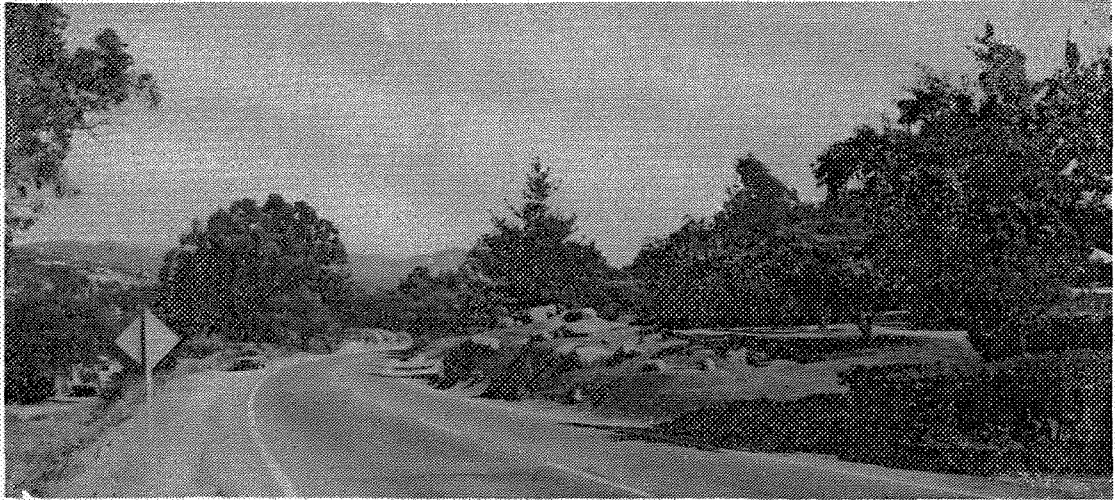
4. Poor drainage caused by a change in grade or compaction produces constant moisture at the base of the trunk. Growing lawns beneath oaks also frequently produces poor drainage. This problem can be averted by using other ground covers, sloping the natural grade away from tree, and diverting sprinklers away from trunk. A dense turf or compacted soil can greatly reduce aeration in the soil. Reduced erosion plus excessive water favors development of harmful soil organisms, such as oak root fungus, which may be present in an inactive stage until stimulated by favorable growing conditions or even mechanical root injury.



In summary, native oaks are extremely sensitive plants. Minimal grade changes within the drip line can drastically affect aeration of the roots and drainage around the root crown. Avoid changes of grade, if at all possible. Avoid summer irrigation which would produce constant moisture at root crown. Treat oaks with the care they deserve.

4. DESIGN OF THE ROAD EDGE

Valley Center, Cole Grade, Lilac and Woods Valley Roads.



Lilac Road

INTENT:

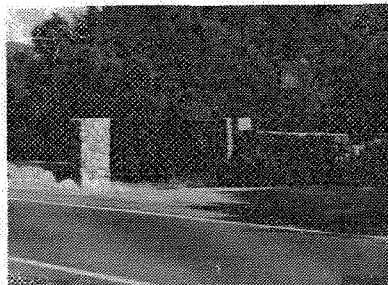
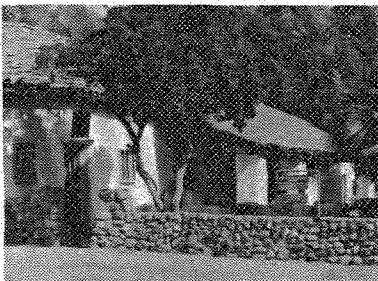
The paths of travel formed by important roads are the primary ways people experience Valley Center. The sequence of views along each road is dominated by the quality and care of the road edge, including the open spaces, planting, walls and fences between the road and enfronting buildings.

Valley Center already has many fine examples of native stone walls, open rail fences, rock outcroppings, planted tree and shrub groupings along its road edge. These traditions should be observed and incorporated in new development as consistent themes to strengthen the community's special rural identity and character.

Valley Center Road is the single most important element of the community's image. It is to become a carefully-landscaped parkway serving as focus and unifying element of the community. The design intent is to duplicate the feeling of Woods Valley Road, whose masses of trees form green arbors interrupted by occasional views to open spaces. As a general design principle, the density of vegetation should increase with the density of development.

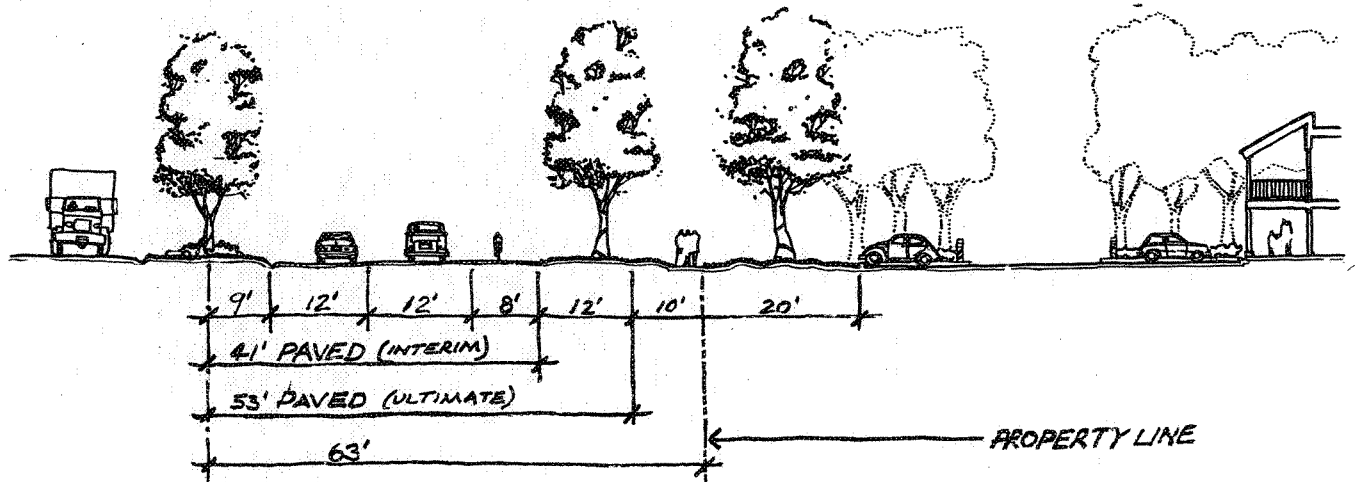
APPLICATION:

This guideline applies to all properties subject to design review fronting on Valley Center, Cole Grade, Lilac and Woods Valley Roads. It is suggested as a theme for other development in locations where it would contribute to a project's or neighborhood's character.



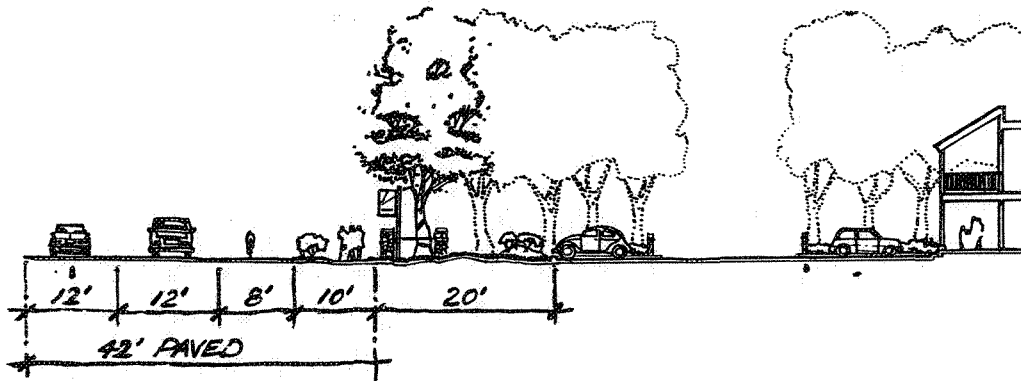
GUIDELINES:

- A. **LANDSCAPED EDGE ZONE.** A minimum 20 foot deep landscaped zone (the front 20 feet of the property) shall be located along the major road edge, interrupted only by permitted access driveways and sidewalks. No buildings or off-street parking areas are to be located in this zone. In the area defined as the Town Center (the Valley Center Road - Cole Grade Road area), special provisions for the landscaped edge zone are given. See Guideline 13, "The Town Center".
- B. **SETBACKS.** Building and parking lot setbacks are given in Guideline 12, "Site Planning Principles - Commercial Development" and Guideline 13, "The Town Center".



Valley Center Road (126' right-of-way)

Conceptual illustration only. Subject to future design refinements.



Woods Valley, Lilac and Cole Grade Roads (84' right-of-way)

Conceptual illustration only. Subject to future design refinements.

- C. **CHARACTER AND ELEMENTS.** The landscaped zone should reinforce Valley Center's character as a rural residential community. If walls or fences are used in landscaping, low walls of native stone, wooden rail fences, agricultural fences, placement of native rocks and boulders are recommended to give the road edge zone visual definition and prominence. Gateways and driveways may be given special emphasis.
- D. **RETAIN IMPORTANT NATURAL FEATURES.** Priority should be given to retaining existing land forms, mature trees and rock outcroppings within this zone. When possible, driveway and underground utilities should be located to avoid important natural features.
- E. **ELEMENTS NOT ACCEPTABLE.** Chain link fences, walls over 3 feet high, fences over 42 inches high, unfinished concrete or concrete masonry walls, artificial stone walls or objects, dumpsters or trash receptacles, artificial plants or turf, decorative or commercial

display objects, elements with highly-reflective or bright-colored surfaces, and other objects which are frivolous, distracting or not in harmony with the valley landscape and community design goals.

F. Signs in conformance with the Design Guidelines are permitted.

G. PLANTING GUIDELINES. New plantings should be compatible with the existing landscape, both in form and character. Planting design should reflect the valley's rural character and arid environment. The following are recommended:

- a. The natural grouping of trees in clusters, as opposed to rigid and stylized arrangements found in urban zones.
- b. Limited use of shrubs in plantings with trees and ground covers. Arid plant communities do not naturally support a greater number of plants.
- c. Drought tolerant and fire retardant plants.
- d. Suggested: grey-green foliage color, spring flowers.

H. PLANT SELECTION. The following plant species are recommended in the road edge zone. Other species may be considered, but must be drought-tolerant and have low flame-spread potential.

PRIVATE PROPERTY Within the landscaped edge zone (first 20 feet of property).

TREES: At least one tree (minimum 15 gallon size at planting) shall be provided for every 400 square feet of property in this zone. Existing trees retained may be counted toward this requirement.

Callistemon citrinus (Lemon Bottlebrush)
Calodendrum capense (Cape Chestnut)
Eucalyptus camaldulensis (Fed Eucalyptus)
Eucalyptus sideroxylon (Pink Ironbark)
Olea europea (Olive)
Plantanus Acerifolia (Plane Tree)
Schinus molle (California Pepper)
Schinus terebinthifolia (Brazilian Pepper)
Quercus species (Oak)

SHRUBS: All right-of-way shrubs and:

Caliandra species
Ceanothus species (California lilac)
Grevillia noellii
Hemerocallis (Day Lilies)
Heteromeles arbutifolia (Toyon)
Lantana species
Melaneuca species
Rhus integrifolia (Lemonade Berry)

GROUND COVER: All right-of-way ground covers and:

Ceanothus griseus horizontalis (Carmel Creeper)
Juniperus species (Juniper)
Lupinus species (Lupine)
Rosmarinus officinalis 'Prostratus' (Rosemary)

PUBLIC RIGHT-OF-WAY* In the zone between the front property line and roadway.

GROUND COVERS:

Acacia rendolens (Creeping Acacia)
Baccharis pilularis (Coyote Bush)
Gazania rigens leucolaena (Gazania)
Ice plant species

SHRUBS:

Cercis occidentalis (Western Redbud)
Nerium oleander (Oleander)
Pittosporum species (Pittosporum)
Pyracantha species (Firethorne)
Ribes species (Currants and Gooseberries)
Tecomaria capensis (Honeysuckle)

*New tree plantings are not recommended in this zone.

5. ARCHITECTURAL CHARACTER

INTENT:

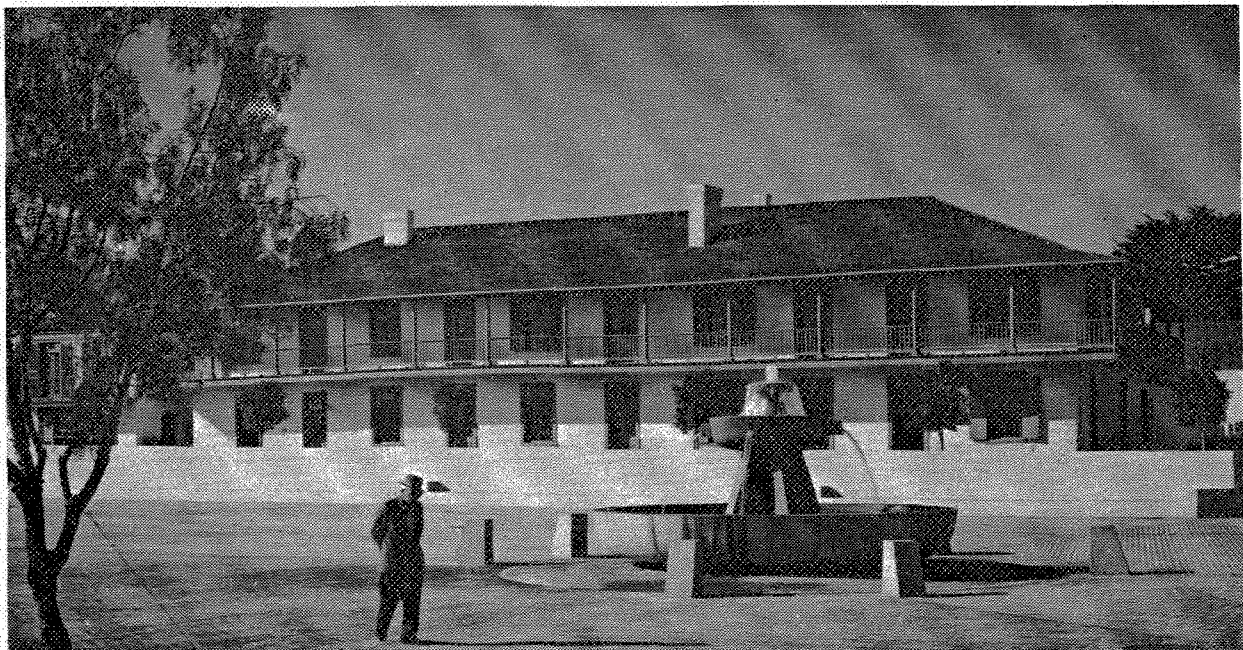
The purpose of this Guideline is to define an architectural vocabulary that will provide a measure of continuity to future development in Valley Center. While some basic and consistent architectural principles are defined, variety and individual expression within this framework are encouraged. The community desires a character of architecture that will reflect the valley's history, natural landscape and climate.

Architectural character is formed by the basic elements of a building and the manner in which they are combined. There is opportunity for variety within any given character, achieved by the way the basic elements are interpreted and the degree of contemporary or traditional values incorporated.

The desired character for buildings in Valley Center is derived from early California architecture, a design vocabulary reflected in the state's early missions and adobes. Its use has been a tradition for over 200 years in many communities of Southern California. There have been several periods of interpretation, revival and change; and many variations found in different communities of the state. While "early California" architecture is not considered a specific style, several styles are often considered within it - Mission, Mission Revival, Adobe and Monterey. Use of this character does not require historical replication. Contemporary interpretation of its basic elements, exemplified by early 20th century work of architect Irving Gill in the San Diego area, is a valid means of achieving this Guideline's intent.

An Historical Note: Early California architecture came about as a result of the state's first settlers adapting Spanish and Mexican architectural precedents to the special conditions of California. The process normally meant simplifying the more complex and ornate Spanish examples and their details, adjusting to the more spartan economy and conditions, different building materials, and primitive workmanship of California. Notable examples are found in such buildings as the Mission San Luis Rey in Oceanside and the Casa de Estudillo in San Diego's Old Town.

As American conquest of California proceeded, the new settlers brought elements of eastern United States and Classical Revival architecture, combining them with the early adobe and mission examples. The result was what we now call the Monterey Style. Many restored buildings of this period and style are found throughout the state, with the largest number in Monterey, and a well-known example, the Casa de Bandini, in San Diego's Old Town.



APPLICATION:

This Guideline applies to all development subject to design review. Additional industrial applications of Architectural Character can be found on pages 71 through 73.

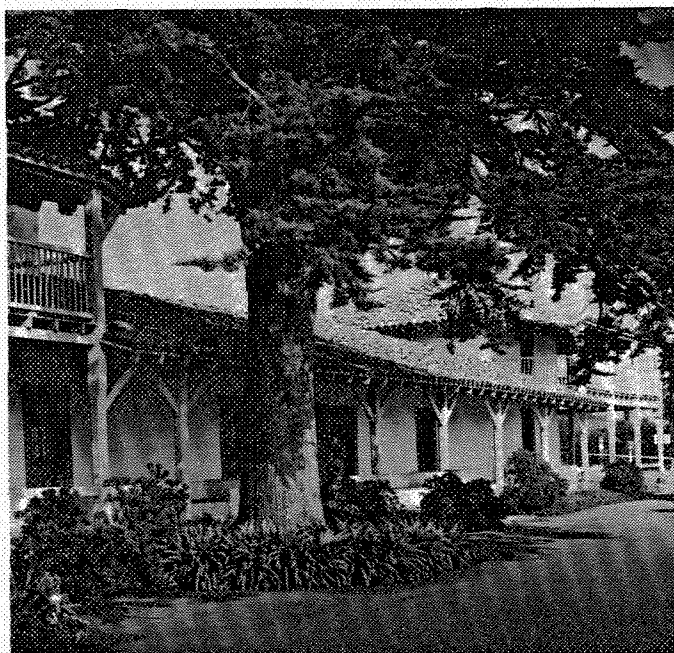
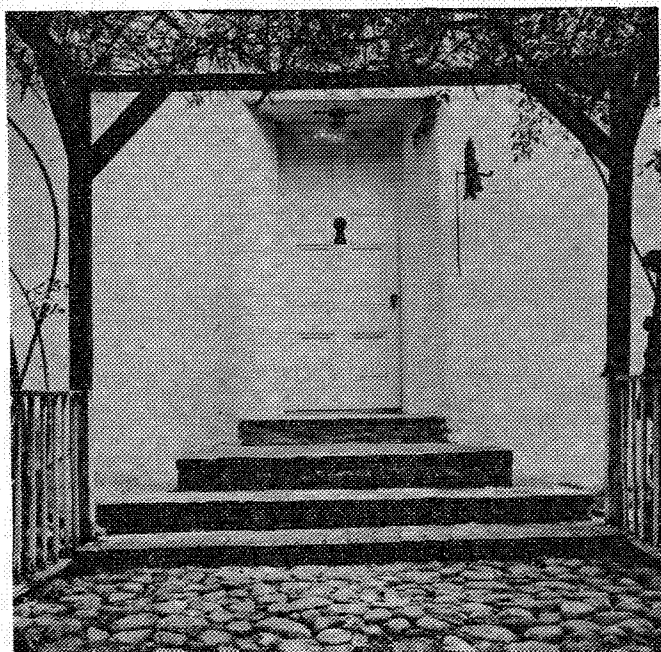
GUIDELINE:

Buildings in Valley Center shall incorporate the following basic elements and characteristics. These characteristics are general in nature - it is not implied that all must be used, nor is there a desire to exclude other elements if they are compatible with the general character described.

1. Simple, strong one and two story building forms of white and light-colored walls (wood, stucco, textured brick) highlighted and accented with exposed heavy timber beams, columns and details.
2. Extensive use of courtyards, patios and terraces, often with second story projecting balconies or verandas.
3. Use of stone walls, fences and textured ground paving adjacent to buildings, "anchoring" the building to the landscape.
4. Buildings grouped in clusters to form "outdoor rooms".
5. Strong shade and shadow patterns created by deeply-recessed windows and doors, generous roof overhangs and careful variation of planes in building elevations.
6. Along with the basic elements follows a characteristic vocabulary of windows, doors, balconies and other details.

DETAILED EXAMPLES:

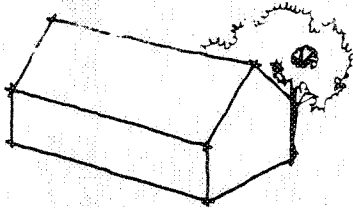
The following pages provide examples that illustrate architectural elements and characteristics desired. As stated previously, not all elements must be used, nor does this preclude the use of other elements which are compatible with the general character sought.



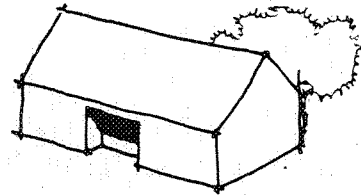
A. BUILDING FORM, MASSING AND ELEVATIONS

1. Shade and Shadow

The visual contrast of light and shadow gives buildings depth and substance. Every building should have shadow relief. Offsets, projections, overhangs and recesses all may be used to produce areas of shade and shadow. Large unbroken expanses of wall should be avoided.



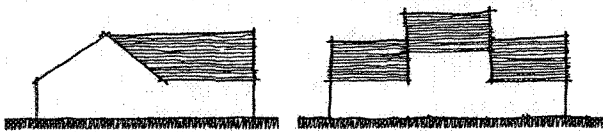
NO SHADOW RELIEF



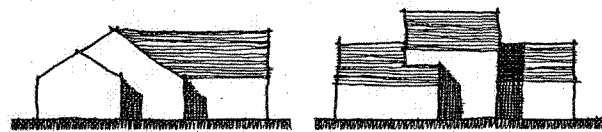
RECESSED AREAS PROVIDE SHADOW RELIEF

2. Plan Offsets

Changes in roof pitch orientation should usually be accompanied by plan offsets on primary elevations. Similarly, abrupt changes in adjacent eave heights require plan offsets to soften appearance. Avoid buildings with straight, unbroken facades.



NOT RECOMMENDED



RECOMMENDED

3. Elevations and Building Facade Materials

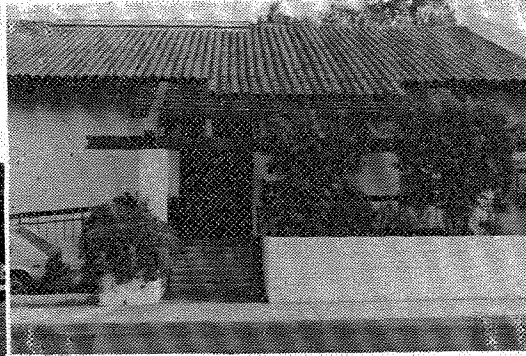
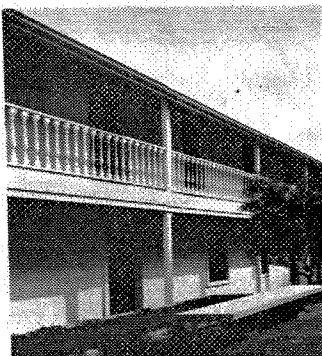
Material changes are more effective if they do not occur in the same place. Instead, they should intersect with an architectural element, such as a chimney, projection or pilaster.



NOT RECOMMENDED



RECOMMENDED



The following is a list of building materials whose use is encouraged:

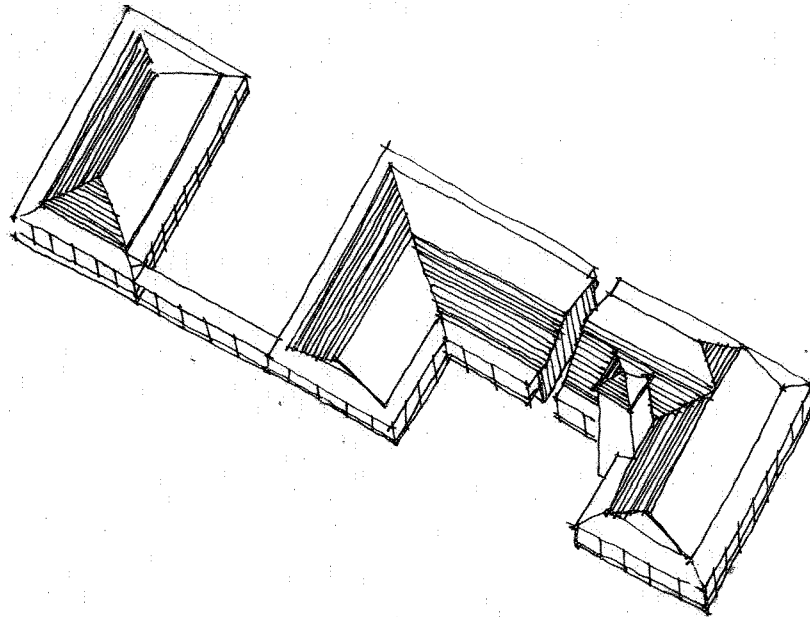
- a. Cement plaster (stucco) over masonry or wood frame.
- b. Exposed timber beams and columns.
- c. Brick, adobe brick and native stone.
- d. Ceramic accent tile.
- e. Concrete and concrete masonry with textured surfaces and integral color, including split face block.
- f. Wood siding.

The following is a list of building materials whose use is not acceptable:

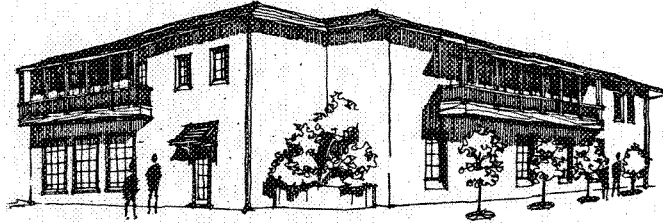
- a. Glass covering over 30% of exterior surface area. This may be increased if protected by an overhang or porch.
- b. High contrast color glazed masonry covering 10% of total building surface area.
- c. Glass curtain walls.
- d. Synthetic masonry materials.
- f. Composite building panels.
- g. Highly reflective or "mirrored" glass.

B. ROOF FORMS

1. Gabled, hip and shed roof forms at a moderate pitch (4:12 to 6:12) are encouraged. Generous overhangs to create strong shadow lines should be used.



2. Expansive flat roofs should be avoided. When necessary in large commercial buildings, flat roofs should incorporate shed roofs or trellises covering exterior walkways or loggias to aid in "scaling down" a structure and to provide shadow relief.



Shed roofs may be combined with flat roofs in a continuous fascia or an extended parapet. This concept in conjunction with loggias can be applied to elevations on larger commercial and residential buildings to give scale and shadow relief to large facades.

3. The following is a list of roof material whose use is encouraged:

- Clay tile (natural color only).
- Concrete tile (earth tone colors only).
- Heavily-textured, "High-profile" composition shingles.

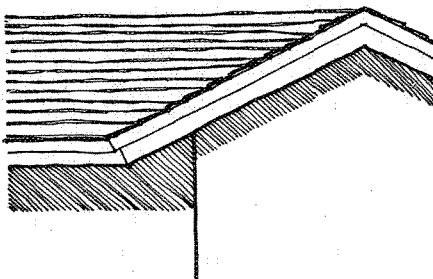
The following is a list of roof materials whose use is not acceptable:

- Wood shakes or shingles (unless treated for fire resistance).
- High contrast color, bright-colored glazed tile, or highly-reflective surfaces.
- Corrugated or sheet metal.

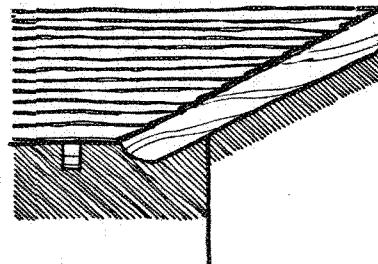
4. Fascias and Eaves

Wide eaves with fascia boards are encouraged to create deep shadows on building walls and to reduce the amount of sunlight striking glass window surfaces.

When no fascia board is used at overhangs, exposed roof joists should be of 4x material.



OVERHANG AND SHADOW



"CLIPPED" EAVE

5. Minimize mechanical equipment located on roofs. If mechanical equipment is placed on roofs, it must be completely screened from view of the street, adjacent properties and surrounding hillside residences.

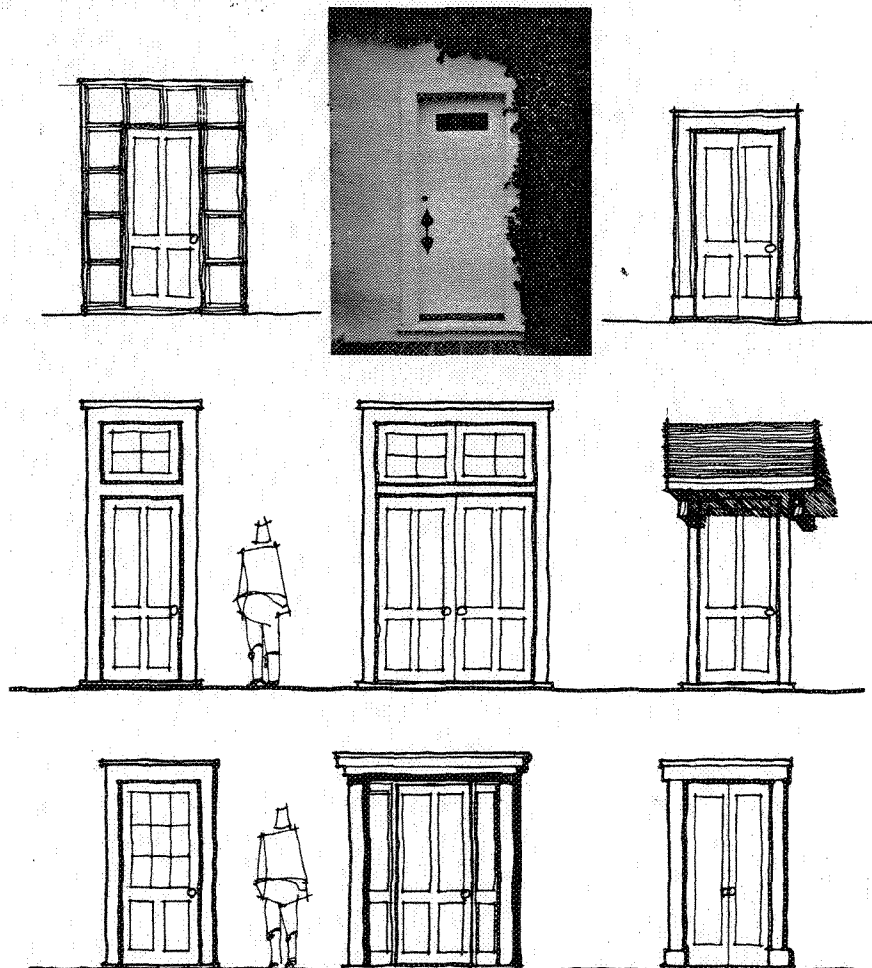
C. ENTRANCES, WINDOWS AND DOORS

Building entrances should be emphasized so their location is apparent and clear. Porches, loggias and canopies are helpful to call attention to an entrance.



1. Entries and Entry Doors

Entries and entry doors are especially important when used as the focal point of an elevation. Detail treatments at doors and entries can range from the use of tile, color accents, exposed timbers or combinations of architectural features such as pediments, moldings and small roofs to provide weather protection.

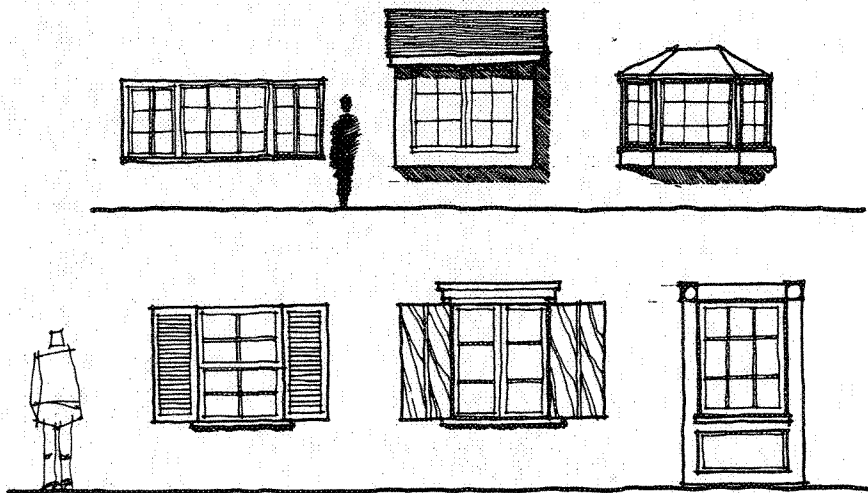


2. Windows

Windows should be deeply recessed to create strong shadows. Large glazed areas should be broken into smaller window panes.

Two-story buildings need special attention to the design of windows to produce a consistent human scale.

Example window types:

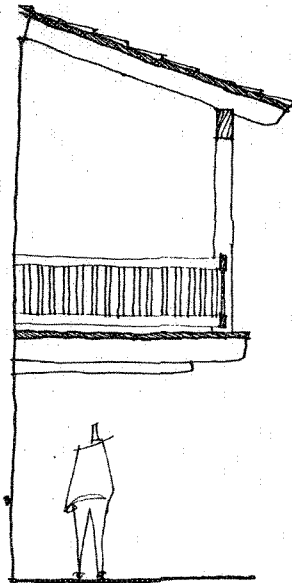


D. EXTERIOR SPACES

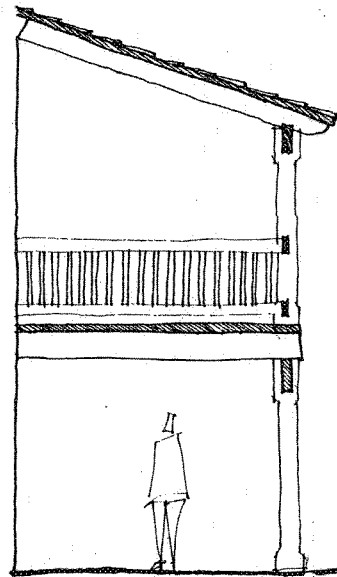
Balconies and other exterior spaces such as verandas, patios and loggias are encouraged.



Loggia. La Jolla Womens' Club (Irving Gill, architect)



VERANDA



LOGGIA

E. WALLS, FENCES AND ACCESSORY STRUCTURES

1. Fences and Walls

Fences and walls are used to provide security, visual privacy and/or define a space. The impact of a fence or wall on the surrounding neighborhood is determined by its size, type, layout and character. Fences and walls should be minimized along public streets.

Walls and fences should be designed to be compatible with the surrounding landscape and architectural concept.

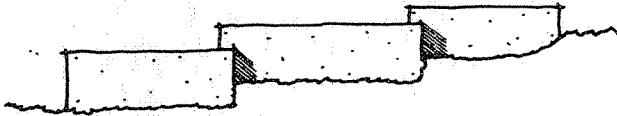
Straight, unbroken solid fence or wall lines can become monotonous. When used along public streets, they should have a recess for landscaping at a minimum of 50 foot intervals. Solid walls on elevations abutting sidewalks should be setback a minimum of 18" from the edges of the sidewalk to allow for planting.

The following is a list of wall and fence materials whose use is encouraged:

Native stone (highly encouraged).
Concrete masonry with cement plaster finish.
Cement plaster over framing.
Wrought iron.
Wood.



Low free-standing walls are encouraged. Walls on sloping terrain should be stepped to follow the terrain.



The following is a list of fence and wall materials whose use is not acceptable.

Chain link or open wire, except in landscape-screened service or security areas.
Corrugated metal.
Bright colored plastic.
Reed material.

2. Accessory Structures

All accessory structures should be designed to reflect the scale and character of adjacent buildings. They should be built of compatible materials conforming with the desired materials list. Patio covers, greenhouses, storage spaces and other ancillary structures should be located and designed to respect the views and other special conditions of adjacent properties.

F. SITE DETAILS AND FURNISHINGS

1. The design and selection of all site furnishings such as tables, benches, bollards and trash receptacles should consider the overall concept for the site and architectural character of buildings.

Wood site furnishings are encouraged. If precast concrete is used, it should have integral color and texture.

2. Dumpsters and other disposal facilities should not be located where they can be seen from public or private roads, sidewalks or building entrances.

Dumpster enclosures of durable materials such as split faced concrete block are encouraged when they can be seen from a parking area, yard or window on or off-site.

G. SATELLITE RECEPTION DISHES

Satellite reception dishes should be painted earth-tone colors and visually-screened by planting.

6. COMPACT BUILDING GROUPS

INTENT

Most new rural and suburban development suffers from its sprawled appearance and lack of order. By contrast, older developments in low density areas often grouped or clustered buildings to economize in the use of land and create efficient working outdoor spaces. The working farmyard cluster, California rancho and mission complex are all examples of this historic pattern.

While modern building requirements are different and more complex, compact building groups offer functional advantages for many development types. For the community as a whole, building clusters improve the cumulative impact of new development, reducing the pattern of suburban sprawl.

APPLICATION:

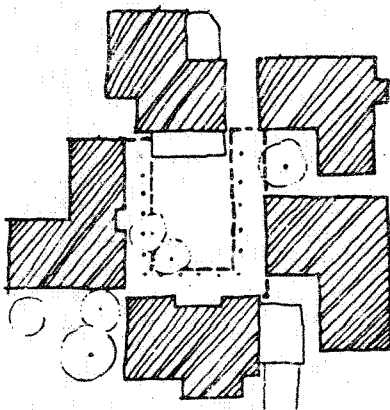
This Guideline is a general design principle for all development subject to design review.

GUIDELINES:

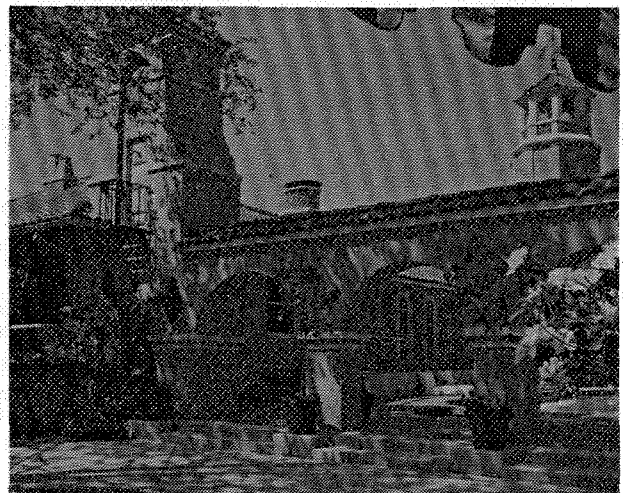
A. Site plans for multiple-building developments should create clear, coherent open spaces between the buildings by arranging them in compact clusters.

Compacted building groups increase the opportunity to preserve existing open spaces and natural features while maximizing the effectiveness of landscaped open areas. Clustering, or the compact grouping together of individual buildings, can visually "connect" otherwise separate buildings. In contrast to a weak, decentralized plan, the clustered building group takes on added importance as viewed from the street.

B. Site plans are encouraged to develop spaces between buildings as "outdoor rooms" which give scale and focus to a building site, a sense of transition between indoors and outdoors, and an opportunity to accommodate outdoor activities. Central courtyards, entry courts, defined plazas and enclosed gardens are examples of useful spaces between buildings, enclosed on all or as few as two sides of a building. Planting, low walls and fences are often valuable elements to enclose one or more sides of an outdoor space.



COMPACT CLUSTER



RECOGNIZE THE IMPORTANCE OF
SPACES BETWEEN BUILDINGS

7. DESIGN FOR CLIMATE AND ENERGY CONSERVATION

INTENT:

Site planning, planting and building design may be used to reduce heating and cooling costs and provide more comfortable indoor and outdoor living spaces.

Many older California buildings pre-dating the age of air conditioning use common-sense design principles that are valid and useful today.

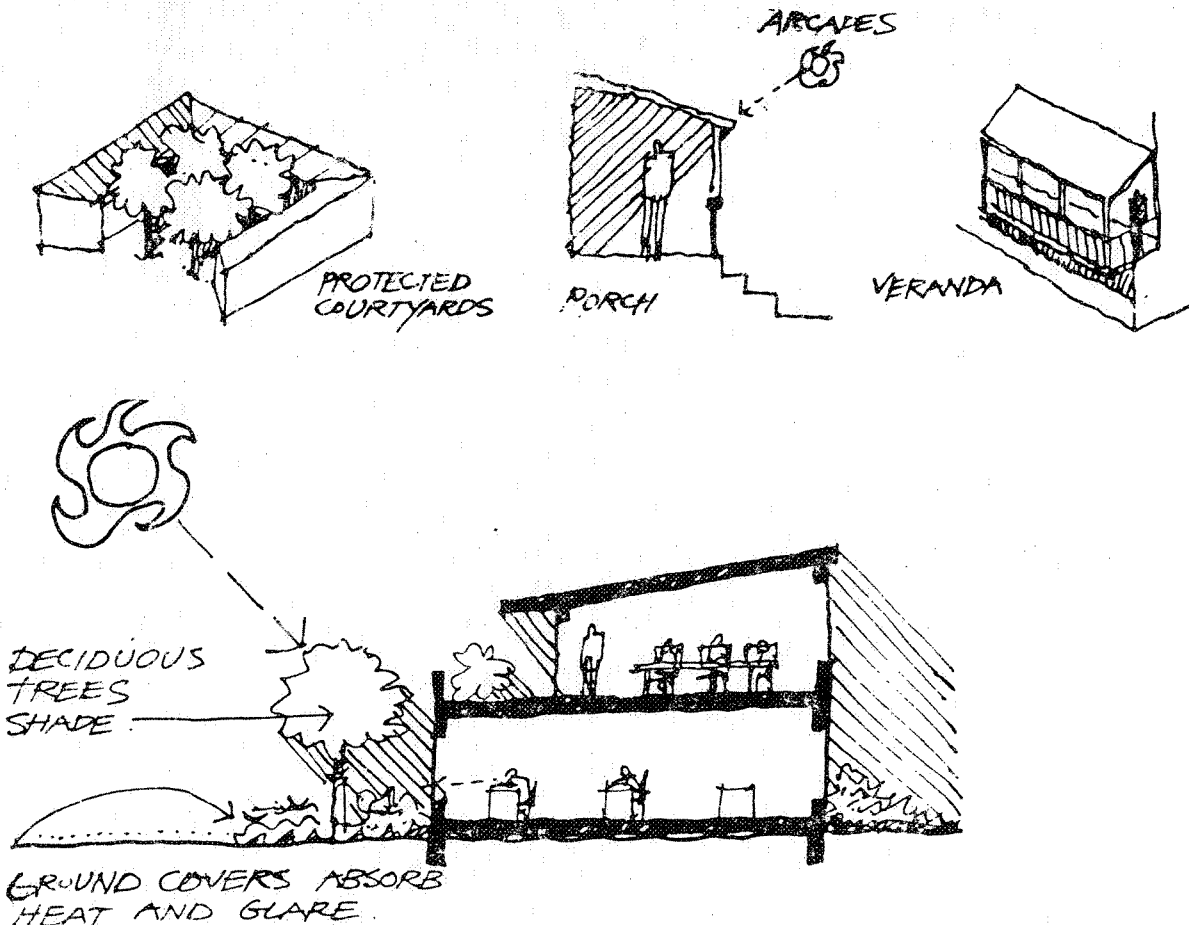
APPLICATION:

This is a general Guideline recommended for all development subject to design review.

GUIDELINES:

A. Protected courtyards, porches, arcades, loggias, verandas and overhangs are effective means to shading exterior wall surfaces and windows from direct sun exposure.

These elements are easily added to buildings as temperature-moderating elements. An additional benefit is their ability to add character to the building.



B. Deciduous trees used on the south and west sides of a building can provide shade in summer while allowing sun penetration in winter.

C. Roof overhangs on south-facing walls offer effective protection of window areas from summer sun while admitting lower winter sun rays.

D. South-facing courtyards may be used to create protected outdoor spaces, giving the site a more favorable microclimate for year-round activities.

8. VISUAL LINKAGES BETWEEN PLANTING, BUILDINGS AND OPEN SPACES

APPLICATION:

This Guideline is a recommended design principle for all development subject to design review.

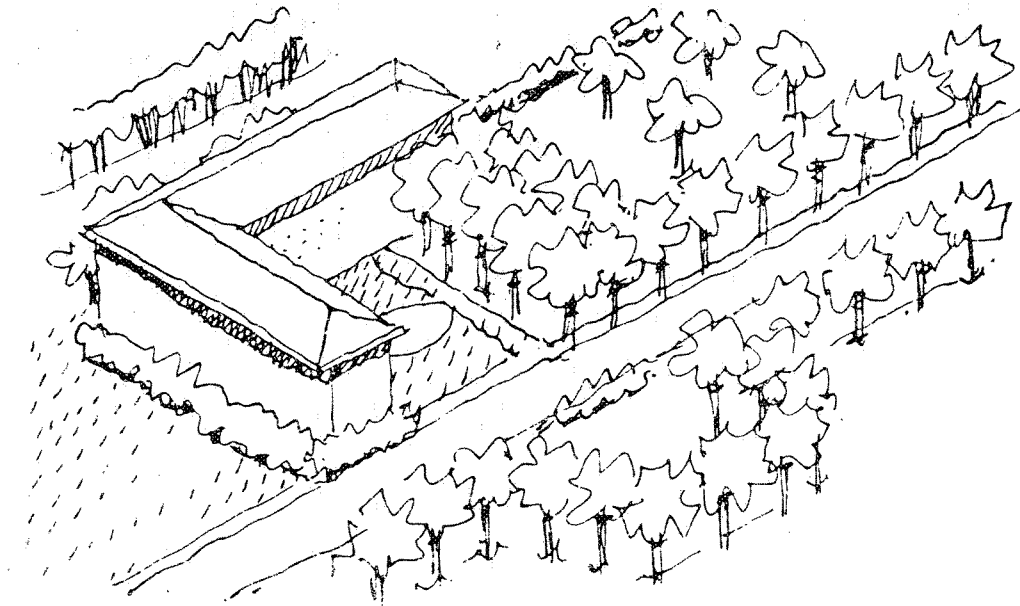
GUIDELINES:

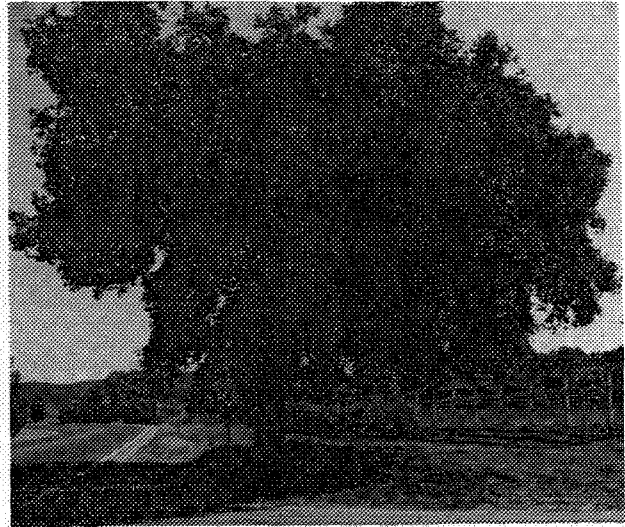
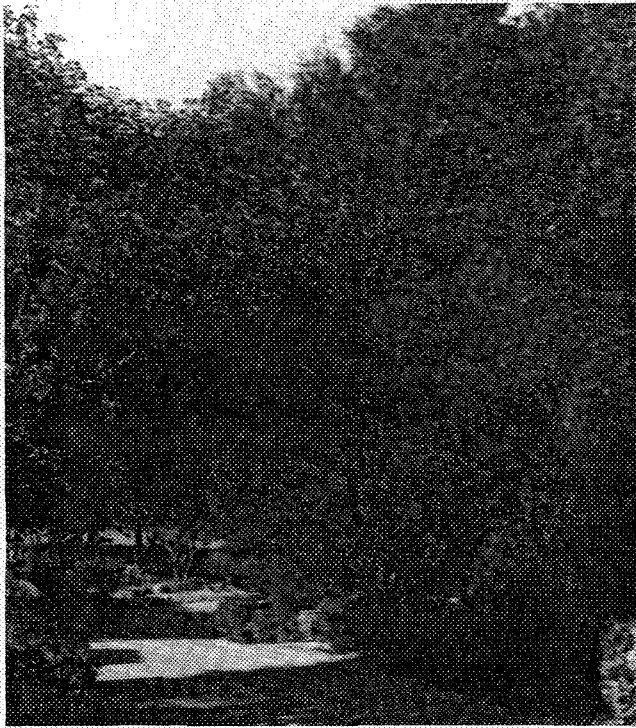
Tree masses are a valuable means of defining outdoor spaces and visually linking a site development to the larger community landscape.

Planting can help “anchor” a building to its site, define boundaries between public and private spaces, and create transitions between new development and older buildings.

Trees arranged in clusters and groupings give form and definition to open spaces on the site, creating opportunities for focus and a sense of scale to larger site areas.

Trees planted in rows along roads, site boundaries and in orchards are common in rural areas and may be used in similar patterns where site conditions suggest.





INTENT:

This Guideline presents recommended planting design principles and plant species to be used in development proposals subject to Design Review. Other design principles and plant species that are consistent with Valley Center's landscape, community character, climate, soils and growing conditions will be considered.

APPLICATION:

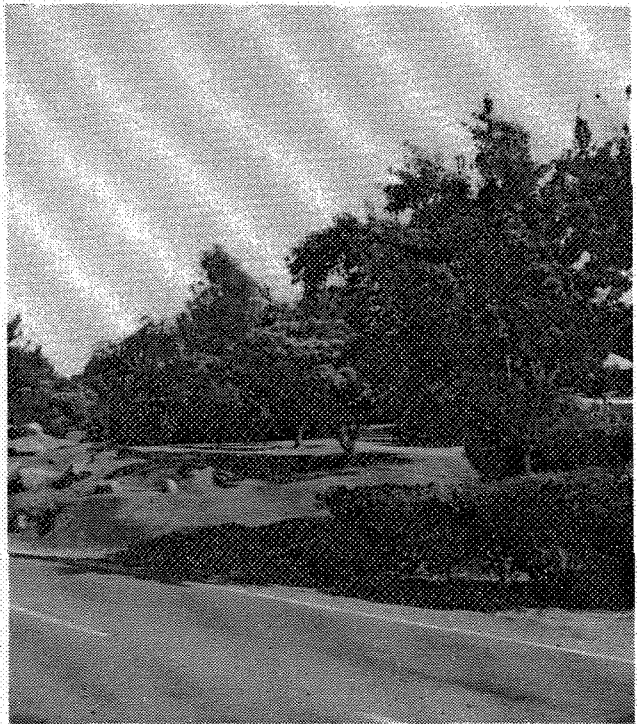
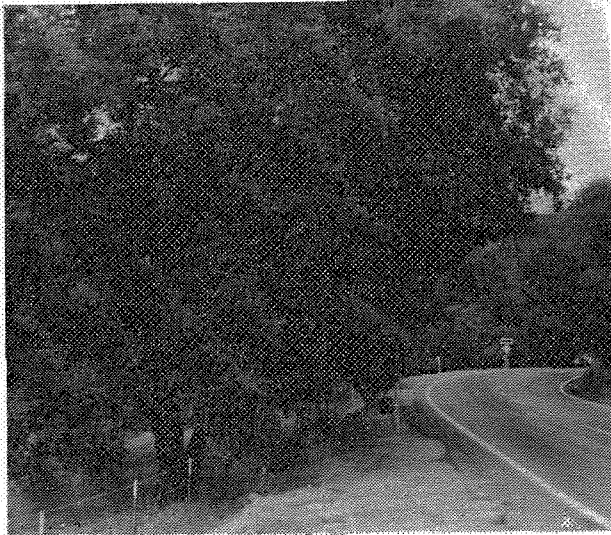
This Guideline applies to all development subject to design review.

GUIDELINES:

A. PLANTING DESIGN PRINCIPLES

Valley Center is a rural community. To protect its rural atmosphere, new plantings must be compatible with the existing natural landscape and desired community character, both in form and arrangement.

1. Roadway and road edge planting on private property should reflect:
 - a. The natural grouping of trees in clusters, as opposed to traditional rigid alignment in urban areas.
 - b. Limited use of shrubs in plantings with trees and ground covers. Arid plant communities do not naturally support a great number of plants.
 - c. Naturalized plant arrangements as opposed to stylized.
2. Planting in open spaces near buildings and in courtyards, terraces, plazas and other outdoor spaces for human activity should:
 - a. Create shade for the comfort of pedestrians - tree with canopy branches are important.
 - b. Provide visual variety in the form of flowers and foliage texture.
 - c. Reflect the local landscape theme of simplicity in design.



3. Parking lot planting should:

- a. Create shade over the majority of paved surface by the use of canopy trees.
- b. Use coarsely textured ground covers which will serve as both shrub and ground cover.
- c. Create minimal tree litter for ease of maintenance.

4. Large open spaces. Large open spaces should be preserved, when possible, by clustering development. Their character should be retained by:

- a. In the flood plain, duplicate the natural flood plain valley by planting tree stands on perimeters of open spaces, leaving the interiors unplanted or in ground covers only.
- b. Minimal use of shrubbery.
- c. Minimal use of highly ornamental plants.

5. Frost Warning. Micro climates in Valley Center differ considerably. Many areas, especially low-lying areas in the community, are subject to frost. Choose plants carefully.

6. Industrial site planting design must:

- a. Screen parking, storage, delivery areas and wide expanses of unbroken walls from view. Coarsely textured, large trees and shrubs planted in naturalized patterns will create dense screens in narrow areas. Large flat roof and paved areas should be screened as viewed from surrounding hillsides.
- b. De-emphasize use of ground covers which only serve to collect trash.

B. VALLEY CENTER PLANT SELECTION GUIDE

Following is the Plant Selection Guide to be used for projects subject to the Design Review process. The Guide lists the characteristics of each plant species, the conditions under which it is best located, and its particular growing needs.

VALLEY CENTER PLANT SELECTION GUIDE

	Plant Location							Description	Height at Maturity		Width at Maturity		Planting Space Req	Leaf Type		Growth Rate															
	Street	Street Median	Courtyard	Industrial	Parking Lot	Storefront	Openspace		High Water Table	Evergreen	Deciduous	Semi-Deciduous		Round	Pyramid		Spreading	Slender	To 20'	20-40'	40-60'	0-5'	5-10'	10-15'	2-6'	6-10'	10+	Fine	Medium	Coarse	Slow
TREES																															
ACACIA BAILEYANA (Yellow Acacia)																															
AGONIS FLEXUOSA (Peppermint)																															
ALBIZIA JULIBRISSIN (Silk Tree)																															
CALLISTEMON CITRINUS (Lemon Bottlebrush)																															
CALODENDRUM CAPENSE (Cape Chestnut)																															
ERIOBOTYRA DEFLEXA (Bronze Loquat)																															
EUCALYPTUS CAMALDULENSIS (Red Eucalyptus)																															
EUCALYPTUS SIDEROXYLON (Pink Ironbark)																															
EUCALYPTUS TORQUATA (Coral Gum)																															
GEIJERA PARIFLORA (Auts. Willow)																															
JACARANDA MIMOSIFOLIA (Jacaranda)																															
KOELREUTERIA PANICULATA (Rain Tree)																															
LAGERSTROEMIA INDICA (Crape Myrtle)																															
PISTACIA CHINENSIS (Pistache)																															
PLATANUS ACERIFOLIA (Plane Tree)																															
PODOCARPUS GRACILIOR (Fern Pine)																															
PODOCARPUS MACROPHYLLUS (Yew Pine)																															
QUERCUS AGRIFOLIA (Coast Oak)																															
QUERCUS ILEX (Holly Oak)																															
OLEA EUROPAEA (Olive)																															
SCHINUS MOLLE (California Pepper)																															
SCHINUS TEREBINTHEFOLIA (Braz. Pepper)																															
TIPUANA TIPU (Tipu Tree)																															

SHRUBS

CALLIANDRA SPECIES																															
CEANOTHUS SPECIES (Cal. Lilac)																															
CERCIS OCCIDENTALIS (Redbud)																															
GREVILLEA NOELLII																															
HEMEROCALLIS (Day Lilies)																															
HETEROMELES Arbutifolia (Toyon)																															
JUNIPER VARIETIES																															
LANTANA SPECIES																															
MAHONIA SPECIES																															
MELALEUCA NESOPHILA (Pink Melaleuca)																															
NANDINA DOM. (Heavenly Bamboo)																															
OLEANDER																															
PITTOSPORUM SPECIES																															
PYRACANTHA SPECIES																															
RAPHIOLEPIS SPECIES (Hawthorne)																															
RIBES SPECIES (Current) (Gooseberries)																															
ROSMARINUS OFFICINALIS (Rosemary)																															
RHUS INTEGRIFOLIA (Lemonade Berry)																															

GROUND COVERS

ACACIA RENDOLENS																															
BACCHARIS PILULARIS (Dwarf Coyote Bush)																															
CEANOTHUS GRISIUS HORIZ. (Cal. Lilac)																															
GAZANIA SPECIES																															
ICE PLANT SPECIES																															
LUPINUS SPECIES (Lupine)																															
ROSMARINUS OFF. 'PROSTRATUS' (Rosemary)																															

	Sun		Soil Type	Frost Resistance	Benefits										Problems															
	Sun	Part shade			Shade	Sand	Loam	Adobe	Rocky	Tender	Resistant	Hardy	Cooling	Wind Buffer	Erosion Control	Air Filter	Aromatic	Wildlife	Flowers	Fall Color	Screen	Summer color	Surface roots	Insects	Brittle	Fruit drop	Maintenance	High water need	Diseases	Flammable
TREES																														
ACACIA BAILEYANA (Yellow Acacia)	•			•	•	•	•		•		•	•	•	•		•	•			•	•			•		•			•	
AGONIS FLEXUOSA (Peppermint)	•			•	•	•	•		•		•	•	•	•		•	•									•				
ALBIZIA JULIBRISSIN (Silk Tree)	•			•	•	•	•		•		•	•	•	•		•	•									•				
CALLISTEMON CITRINUS (Lemon Bottlebrush)	•			•	•	•	•		•		•	•	•	•		•	•			•	•	•					•			
CALODENDRUM CAPENSE (Cape Chestnut)	•			•	•	•	•		•		•	•	•	•		•	•					•	•							
ERIOBOTYRA DEFLEXA (Bronze Loquat)	•	•		•	•	•	•		•		•	•	•	•		•	•			•	•					•				
EUCALYPTUS CAMALDULENSIS (Red Eucalyptus)	•			•	•	•	•		•		•	•	•	•		•	•			•	•					•				
EUCALYPTUS SIDEROXYLON (Pink Ironbark)	•			•	•	•	•		•		•	•	•	•		•	•			•	•								•	
EUCALYPTUS TORQUATA (Coral Gum)	•			•	•	•	•		•		•	•	•	•		•	•			•	•									
GEIJERA PARIFLORA (Auts. Willow)	•			•	•	•	•		•		•	•	•	•		•	•			•	•									
JACARANDA MIMOSIFOLIA (Jacaranda)	•			•	•	•	•		•		•	•	•	•		•	•					•	•							
KOELREUTERIA PANICULATA (Rain Tree)	•			•	•	•	•		•	•	•	•	•	•		•	•						•	•						
LAGERSTROEMIA INDICA (Crape Myrtle)	•			•	•	•	•		•		•	•	•	•		•	•			•	•									
PISTACIA CHINENSIS (Pistache)	•	•		•	•	•	•		•		•	•	•	•		•	•			•	•				•					
PLATANUS ACERIFOLIA (Plane Tree)	•			•	•	•	•		•		•	•	•	•		•	•			•	•		•					•		
PODOCARPUS GRACILIOR (Fern Pine)	•			•	•	•	•		•		•	•	•	•		•	•			•	•									
PODOCARPUS MACROPHYLLUS (Yew Pine)	•	•		•	•	•	•		•		•	•	•	•		•	•			•	•									
QUERCUS AGRIFOLIA (Coast Oak)	•			•	•	•	•		•		•	•	•	•		•	•					•	•							
QUERCUS ILEX (Holly Oak)	•			•	•	•	•		•		•	•	•	•		•	•			•	•				•					
OLEA EUROPAEA (Olive)	•			•	•	•	•		•		•	•	•	•		•	•			•	•				•					
SCHINUS MOLLE (California Pepper)	•			•	•	•	•		•		•	•	•	•		•	•				•			•		•				
SCHINUS TEREBINTHEFOLIA (Braz. Pepper)	•			•	•	•	•		•		•	•	•	•		•	•				•			•		•				
TIPUANA TIPU (Tipu Tree)	•			•	•	•	•		•		•	•	•	•		•	•			•	•				•					

SHRUBS

CALLIANDRA SPECIES	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
CEANOTHUS SPECIES (Cal. Lilac)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
CERCIS OCCIDENTALIS (Redbud)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
GREVILLEA NOELII	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
HEMEROCALLIS (Day Lilies)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
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JUNIPER VARIETIES	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
LANTANA SPECIES	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
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NANDINA DOM. (Heavenly Bamboo)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
OLEANDER	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
PITTOSPORUM SPECIES	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
PYRACANTHA SPECIES	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
RAPHIOLEPIS SPECIES (Hawthorne)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
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ROSMARINUS OFFICINALIS (Rosemary)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
RHUS INTEGRIFOLIA (Lemonade Berry)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							

GROUND COVERS

ACACIA RENDOLENS	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
BACCHARIS PILULARIS (Dwarf Coyote Bush)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
CEANOTHUS GRISIUS HORIZ. (Cal. Lilac)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
GAZANIA SPECIES	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							
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ROSMARINUS OFF. 'PROSTRATUS' (Rosemary)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•							

10. FLOOD PLAIN PRESERVATION



INTENT:

The two flood plains in Valley Center encompass residential, commercial and industrial properties with substantial development potential.

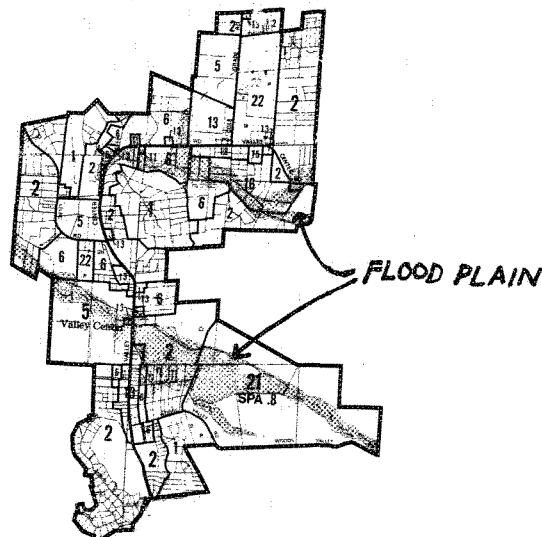
The purpose of this Guideline is to define development standards and objectives that will minimize potential hazards of flood inundation and stream bank erosion while protecting the scenic and aesthetic value of the flood plain areas.

REFERENCE:

The San Diego County Zoning Ordinance, Resource Protection Ordinance, and Board of Supervisors' Policies I-68 and I-69 define development policies for Flood Plains.

APPLICATION:

This Guideline applies to all development subject to Design Review.



GUIDELINES:

The potential hazards created by development, grading and stream bank alteration within a Flood Plain are not only a concern of the development itself, but may cause damage to properties upstream and downstream of the property. For this reason, the larger off-site implications of all proposed buildings, other built improvements such as roads and parking areas, landscaping, land form grading and stream bank alterations with a Flood Plain must be considered in all development reviews.

DEFINITIONS:

- "100-YEAR FLOOD" means a flood estimated to occur on an average of once in 100 years (1% probability of occurrence in each year).
- "FLOOD PLAIN" means a land area which is likely to be flooded, adjoining a river, stream, watercourse, ocean, bay or lake.
- "FLOODWAY" means the river channel and the adjacent land areas needed to carry the 100-year flood, without increasing the water surface elevation more than one foot at any point. Additional criteria needed to provide good flow conditions may apply.
- "FLOOD FRINGE" means all land lying in the 100-year Flood Plain that is outside the Floodway.

A. FLOODWAY ZONE

The defined Floodway zone should be kept as close as possible to its natural condition. Structures, parking areas and other major improvements are prohibited. Land form and stream bank alterations within the zone are strongly discouraged, except as outlined below..

B. DEVELOPMENT WITHIN THE FLOOD PLAIN

The general intent of this Guideline is to discourage development within the entire Flood Plain. Since this is sometimes not possible without a complete loss of property development potential, development in the Flood Fringe area is permitted subject to the following Guidelines:

1. Properties Partially within a Flood Plain

For developments on properties with areas lying both within and outside of the Flood Plain, buildings shall be clustered, to the maximum extent feasible, in the areas of the site lying outside the Flood Plain. Use of the Flood Plain as group open space for recreation or other activities which would leave it in a natural state is strongly encouraged.

The intent of this paragraph shall be observed in all new lot splits and Planned Developments. Required open spaces should be applied to all land which is not proposed to be developed.

2. Properties Entirely within a Flood Plain

If a development is proposed in the Flood Fringe area, the applicant must demonstrate the building, filling and other land form alterations will not contribute to off-site property damage by flooding, nor will it be subject to erosion by future floods. Fill shall be limited to that which is necessary to elevate the structure above the elevation of the floodway and to permit minimal functional use of the structure.

3. Modification to the Floodway

Filling and/or development of permanent structures is prohibited in the floodway. Allowable land uses are outlined in the Resource Protection Ordinance and include agricultural, recreational and other such low-intensity uses, provided they do not harm the environmental value of the floodway area.

Construction of concrete or other engineered channels, dikes and levees within the Floodway zone is prohibited, except when used to protect existing structures built prior to the enactment of the Resource Protection Ordinance.

C. STREAM BANK STABILIZATION

Self-formed stream channels tend to be in a state of equilibrium, nearly stable, and usually do not require artificial bank stabilization. Land use changes that cause an increase in impervious surfaces or sedimentation will result in channel enlargement and stream bank erosion. This may require measures to stabilize the stream bank.

1. Stream rehabilitation is the least expensive and preferred method of stabilization, its objective being to maintain the natural characteristics of the watercourse. The process may include enlarging the channel at points of obstruction, clearing obstructions at natural bends and points of constriction, limitation of use in areas of excessive erosion and restoration of riparian vegetation.

2. Concrete channels and other mechanical measures of stabilization are not permitted unless no other alternative exists.

3. If a stream bank stabilization other than stream rehabilitation and vegetative methods is required, hand-placed stone or rock riparian are the preferred methods.

- a. Hand-placed rock may be used. The bank should be graded, before placing the stone, at a slope no greater than 2-1/2:1. The rock usually must be placed on a bed of gravel or crushed stone. This method is one of the most aesthetically acceptable stream protection measures.

- b. Rock riprap forms a flexible protective lining which is not susceptible to settlement and under cutting as rigid linings. Due to its roughness, it helps dissipate the stream's energy. The diameter of the rock should be sized to be stable under potential 100 year flood conditions with smaller stone filling the voids.

D. PLANTING IN THE FLOOD PLAIN

The Flood Plain should be kept as close as possible to its natural state. The large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub should be preserved and emphasized in new plantings. Ornamental plantings and the introduction of non-native species should be avoided.

11. SITE LIGHTING

INTENT:

Site lighting should minimize emission of light rays into both the night sky and neighboring properties. Carefully-designed site lighting plans are required to provide the best balance between the site safety, security and appearance considerations.

Consistent site lighting patterns will help integrate the community's commercial development and prevent commercial lighting from interfering with residential properties.

REFERENCE:

San Diego County Ordinance 6900 establishing a Light Pollution Code for the County with strict limits on permitted lamp type, wattage, requirements for shielding, and hours of operation applies to all development. No provision of the Guideline, unless it is more restrictive, shall alter County-wide requirements.

APPLICATION:

This Guideline applies to all development subject to design review.

A. GENERAL REQUIREMENTS

Site lighting shall be limited to that necessary for security, safety and identification. Other uses of site lighting for accent or decorative purposes is discouraged, except when provided by low-level fixtures and done in a careful manner. The Design Review Board will not recommend lighting plans that conflict with community character or provide excessive levels of lighting.

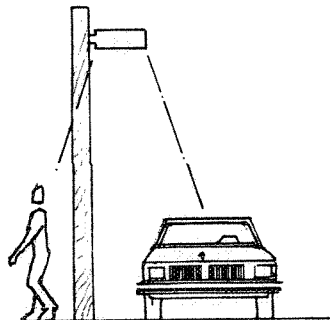
B. PARKING AREA AND PRIVATE STREET LIGHTING

All parking lot and private street lighting shall be fully shielded so that all light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which the light is emitted.

Overhead luminaries mounted at 15 to 20 feet high are recommended for commercial parking areas and should be located to direct light away from public streets and adjoining properties. Luminaries mounted over 20 feet high are not permitted. In residential parking areas, the maximum permitted luminaire mounting height is 15 feet. A larger number of lower fixtures is preferred over a few high-masted standards. All light sources must be screened in such a manner that they are not visible from an adjoining property.

On residential parking lots, locate lamps to minimize interference with bedroom windows.

All parking lot lighting should be integrated with landscaping.

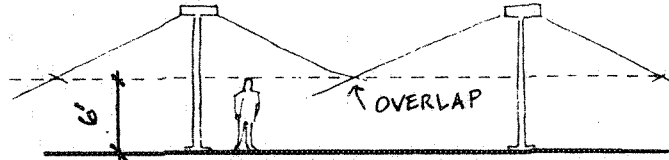


C. WALKWAY, GARDEN AND ACTIVITY AREA LIGHTING

1. Overhead lighting.

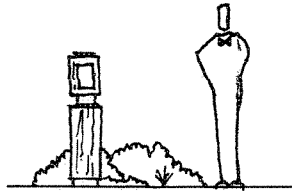
When overhead fixtures are used along a walkway, locate them so that light patterns overlap at a height of approximately 6 feet. This is sufficiently high to illuminate a person's body vertically. At hazardous places such as changes in grade, lower-level supplemental lighting is recommended.

Recommended mounting height for overhead fixture along walkways is 8-12 feet. No fixture may be mounted higher than 15 feet except at streets, driveways and commercial parking areas.



2. Low-level lighting.

Along walkways, low-level lighting in the form of bollards or mounted on small posts is encouraged. When low-level lighting (below eye-level) is used, fixtures should be placed to minimize glare. Shatter-proof lamp coverings are recommended. Posts should not be located to present hazards for pedestrians or vehicles.

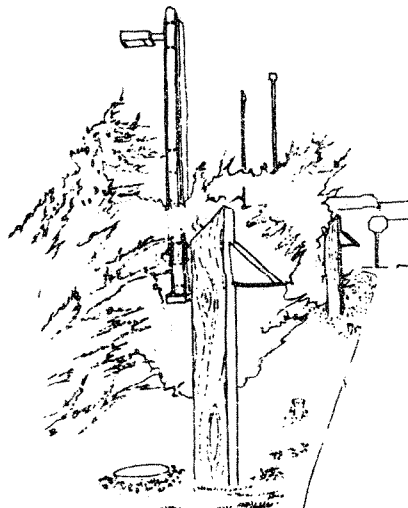


D. SITE LIGHTING FIXTURES

Fixtures should be compatible with the architectural character of the buildings served.

Wood fixtures and fixtures mounted on wood poles are encouraged. They should be naturally-stained or painted with earth tones.

If metal poles are used, they should be black, dark gray, dark brown or earth tone. Planting at the base of poles is encouraged.



12. SITE PLANNING PRINCIPLES - Commercial Development

INTENT:

Valley Center Road is to become a landscaped Parkway serving as focus and unifying element of the community. Along the Parkway, commercial development should fit quietly into the landscape, deferring to open spaces, existing natural features and new planting.

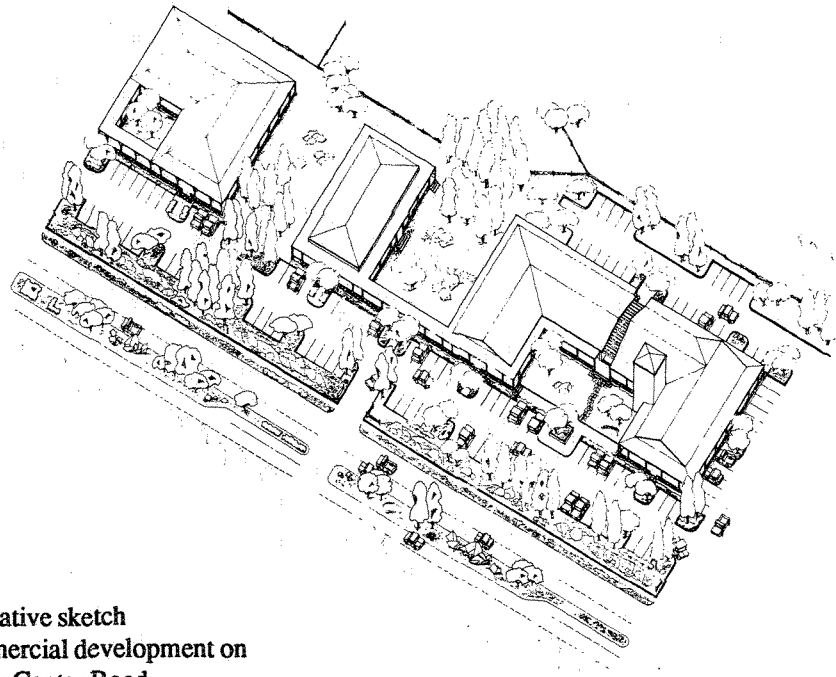
Courtyards, loggias, and arcades are encouraged as architectural elements to create places for outdoor activities on the site and to create transitions between indoors and outdoors.

Parking lots, service areas and driveways should be as inconspicuous as possible as viewed from the road. Driveway access points should be minimized.

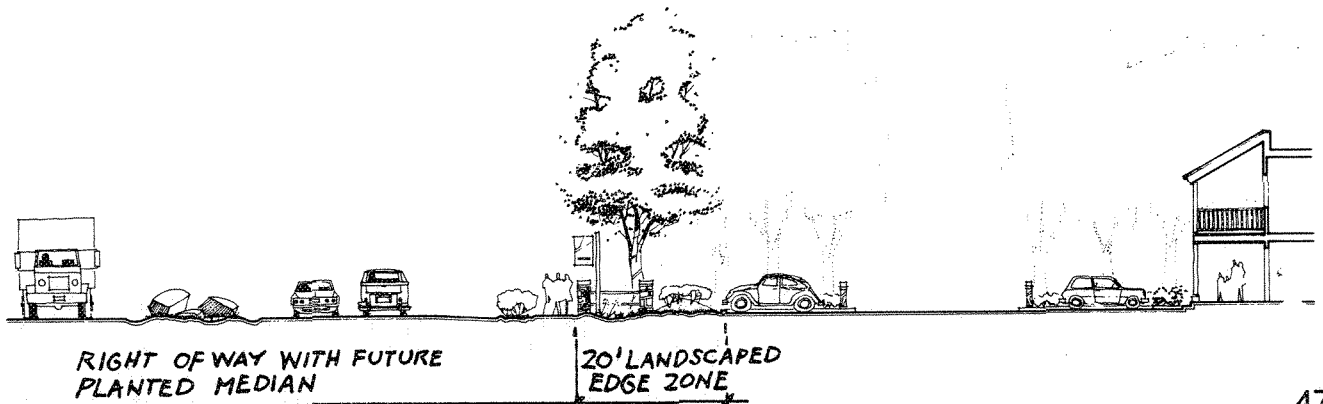
APPLICATION:

This Guideline applies to all commercial development outside the area designated as the Town Center.

The Town Center is defined as all properties on Valley Center Road between Indian Creek Road and Vesper Road, and all commercial properties on Cole Grade Road north of Valley Center Road. Site planning principles for these properties are given in Guideline 13.



Illustrative sketch
Commercial development on
Valley Center Road

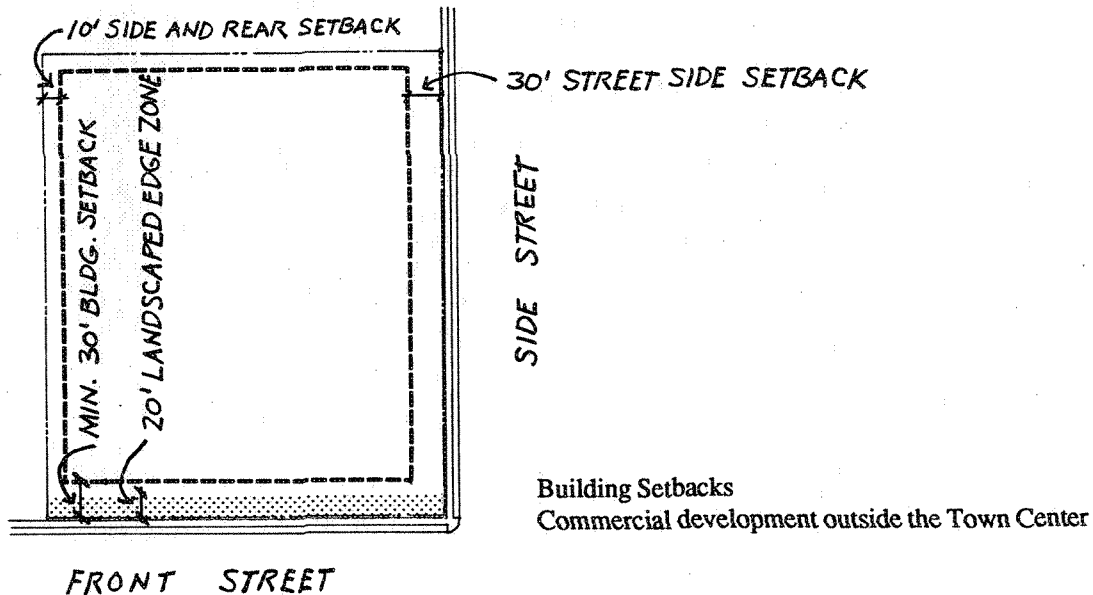


A. DEVELOPMENT REGULATIONS

1. Building setbacks.

The minimum front and side street setbacks shall be 30 feet as measured from the ultimate street right-of-way line. This represents a setback from street centerline ranging from 93 feet for a prime arterial street to 66 feet for local commercial streets.

The minimum rear and interior side yard setbacks shall be 10 feet.



2. Minimum lot size.

To reduce the potential for "strip development," commercial development on small parcels is to be minimized. The minimum commercial parcel size shall be one acre. New lot splits shall produce commercial parcels of a minimum size of two acres.

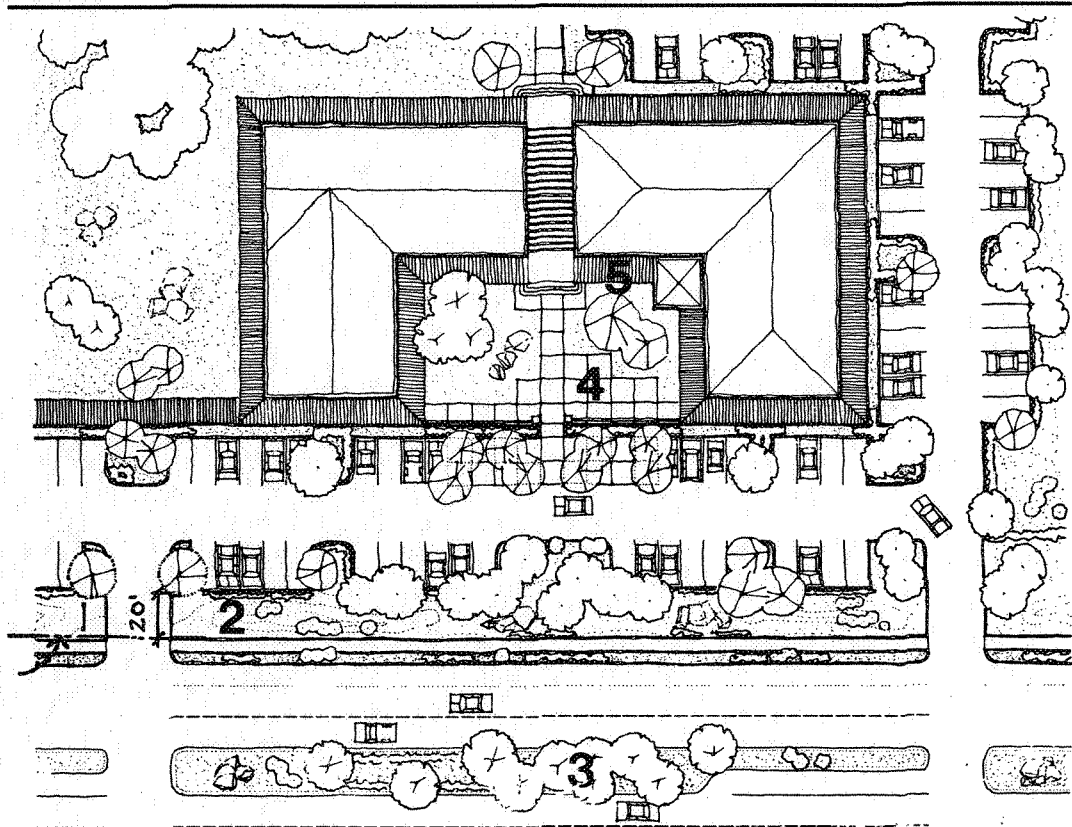
3. Minimum open space.

A minimum of 20% of the site shall be landscaped open space. Planted setback, parking lot landscaping, planted courtyards and covered outdoor pedestrian spaces such as arcades and loggias may be counted toward this total. At least one tree (min. size 15 gal.) shall be provided for each 400 square feet of required landscaped open space.

B. LANDSCAPED EDGE ZONE

A minimum 20-foot deep landscaped zone is to be provided along public roads, interrupted only by permitted driveways and sidewalks. Requirements and suggestions for design of this zone are given in Guideline 4, "Design of the Road Edge." Among other considerations, planting, low walls and/or earth berms should be used to completely screen parking and service areas from road view.

Refer also to Guideline (Planting Design and Plant Lists) and Guideline 14 (Off-Street Parking Areas - Commercial Development).



1. Front property line
2. Landscaped edge zone
3. Future planted median
4. Building courtyard
5. Covered walkway or porch

Illustrative Plan - Commercial development on Valley Center Road

C. BUILDING TO STREET RELATIONSHIP

Commercial development in Valley Center should be sited to produce an overall continuity in the relationship of building to public streets. Except in unusual circumstances where topography or natural features are a consideration, orient buildings parallel or perpendicular to public streets. Buildings and building groups sited at angles to streets are not recommended.

D. DEFINED OUTDOOR SPACES

Courtyards are encouraged to give focus to a building or building group, and to provide pleasant outdoor spaces for activities and pedestrian circulation.

Covered and trellised outdoor spaces such as loggias, arcades and colonnades are encouraged for shade, transition between indoors and outdoors, and to add visual interest, shadow and depth to building elevations.

E. MULTI-BUILDING COMMERCIAL DEVELOPMENTS

In commercial developments of more than one building, organize building elements around courtyards or group them in compact clusters to create coherent and useful outdoor spaces.

Recognize the importance of spaces between buildings as "outdoor rooms" on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply "left over" areas between buildings.

F. DRIVEWAY ACCESS

For safety and reduction of the potential for "strip development," minimize the number of driveway and parking lot access points on streets.

- A maximum of 25% of site frontage shall be used to curb openings.
- There shall be a minimum of 36 feet between driveways serving the same parcel.
- The maximum number of curb openings shall be:

<i>Parcel Street Frontage</i>	<i>Maximum Number of Curb Openings</i>
250 feet or less	1
251 - 500 feet	2
Over 500 feet	Add 1 curb opening for each additional 250 feet of parcel street frontage

- Maximum curb opening width shall be 36 feet.
- Curb openings to accommodate a pair of one-way parallel driveways accompanied by planted divider may be 40 feet.
- Encourage neighboring commercial properties to link parking areas together and share driveways.

13. THE TOWN CENTER: VALLEY CENTER AT COLE GRADE ROAD

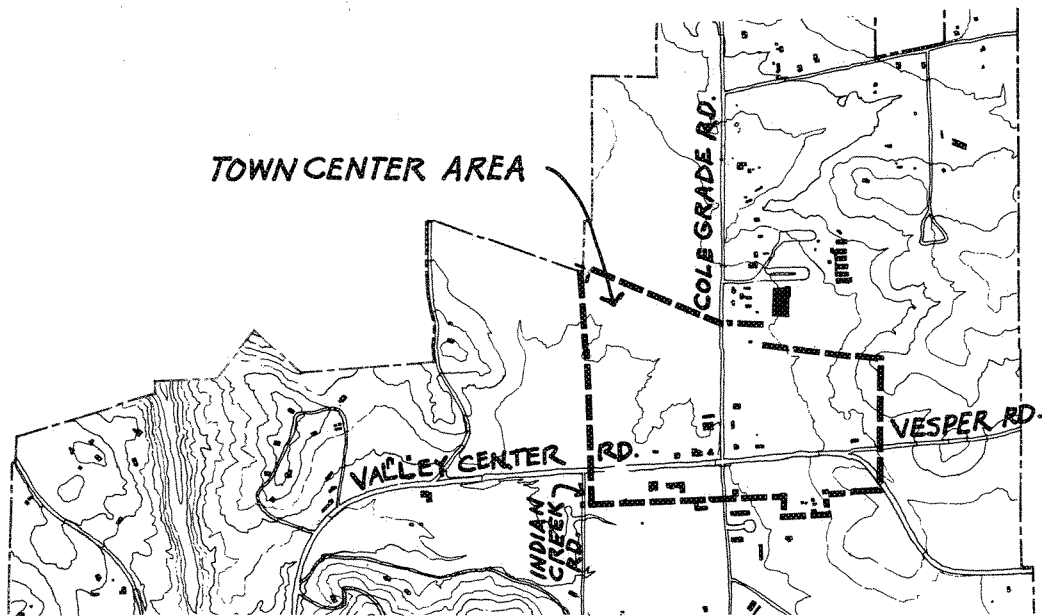
INTENT:

The Valley Center Community Plan provides for a new focus of commercial development in the Valley Center Road - Cole Grade Road intersection area. This concentration of new development, when combined with existing commercial and civic facilities nearby, will gradually give the community the "Center" it needs.

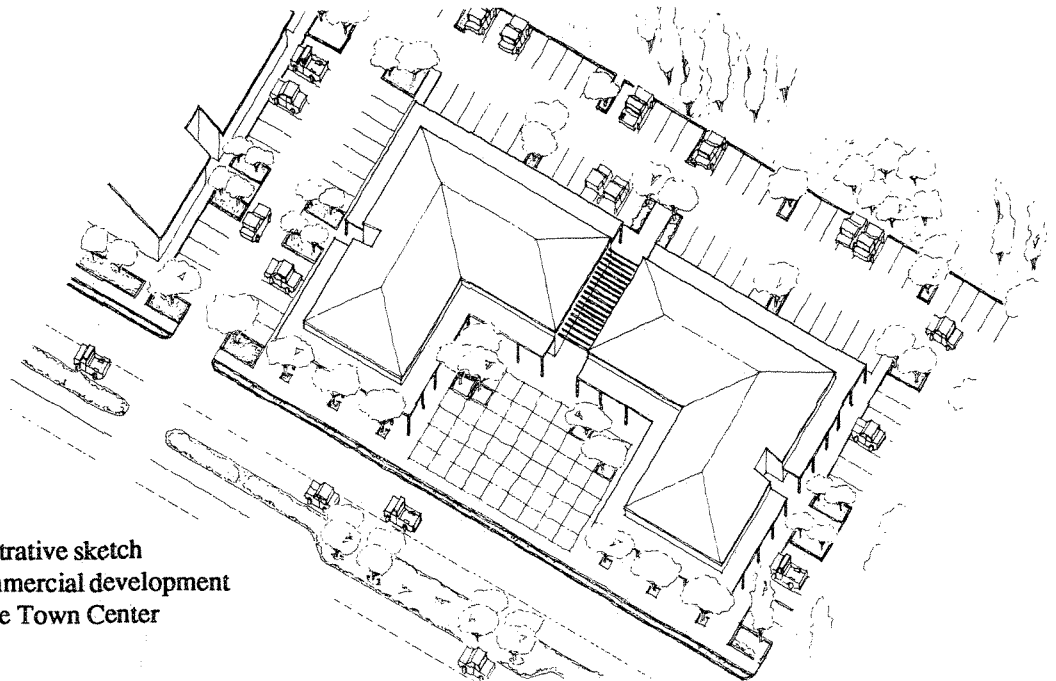
The Town Center area should be distinct from other section of Valley Center Road. It should be developed as a more compact area, with buildings closer and in more direct relationship to the road, and opportunities for pedestrian activity. With these differences, the area could develop to be more similar to a traditional small town center.

APPLICATION:

This Guideline applies to all commercial development on Valley Center Road between Indian Creek and Vesper Roads, and to all commercial development on Cole Grade Road north of Valley Center Road. Commercial development in other areas is covered under Guideline 12.



Map of Town Center area



Illustrative sketch
Commercial development
in the Town Center

GUIDELINES:

A. BUILDING SETBACKS

To emphasize the special nature of the Town Center area and promote a more consistent development pattern, buildings should be located closer to the street than in other areas of the Town.

The minimum front and street side setbacks shall be 20 feet as measured from the ultimate street right-of-way line. This represents a setback from street centerline ranging from 83 feet for a prime arterial street to 56 feet for a local commercial street.

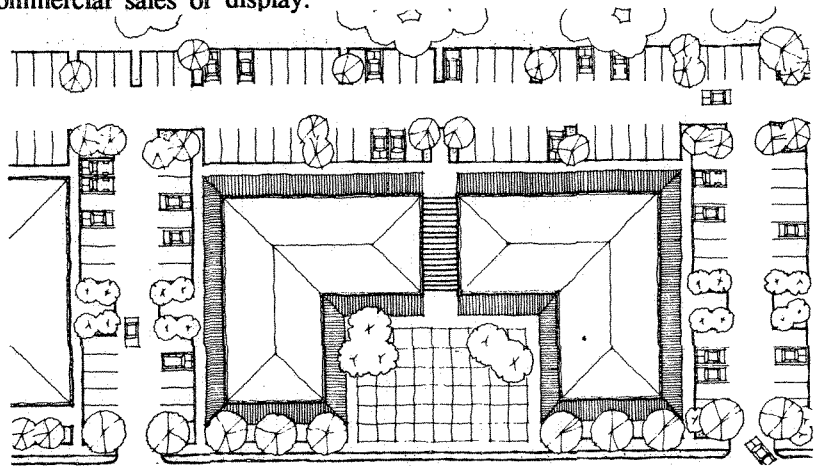
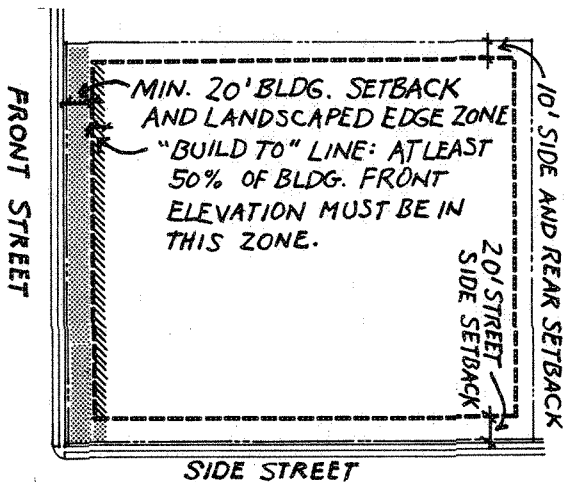
The minimum rear and interior side yard setbacks shall be 10 feet.

Build-to-Line.

Buildings in the Town Center should maintain a consistent setback pattern from the street and should directly front the street without intervening parking lots. At least 50% of each building's front elevation shall be located on or not more than 10 feet from the front setback line. This requirement shall not limit multi-building developments which set some buildings deeper into the site. Such developments should located a reasonable portion of buildings on the front setback line.

Covered Walkways.

Covered pedestrian walkways on the ground such as arcades, loggias, porches and trellised walkways are encouraged on every commercial building. Up to 10 feet of the width of such spaces may be located in the building setback zone. The portion in the setback zone shall be limited to 15 feet in height. All spaces taking advantage of this provision must remain open to the air and shall not be used for commercial sales or display.



Illustrative Plan
Commercial development in the Town Center

B. PARKING LOT LOCATION

Parking areas are not permitted between the front or street side of a building and the public street. Parking areas must be located at the rear or interior sides of a building. Parking areas must be setback at least 20 feet front and street side property lines and fully screened from street view. Provisions for Driveway Access described in Guideline 12 shall apply.

This Guideline does not limit multi-building developments that set some buildings deeper into the site. In such cases, a reasonable amount of parking areas should be located to the rear and side of street-fronting buildings.



Example of pedestrian plaza encouraged in front of building (Rancho Santa Fe)

C. LANDSCAPED EDGE ZONE

The 20 foot landscaped edge zone along the front of the property, as required for all commercial development and described in Guideline 4, "Design of the Road Edge", shall be provided with the following modifications to emphasize the special nature of the Town Center area.

1. Paved pedestrian areas such as planted plazas are encouraged within the zone, including outdoor area for eating or other activities oriented toward pedestrians. No sales or other commercial uses or structures of any kind are permitted, except for provision of covered walkways as described under previous paragraph (A).
2. As a unifying element along Valley Center and Cole Grade Roads, a regular pattern of trees planted in single or double rows parallel to the road is recommended within the landscaped zone. This pattern is similar to the historical use of street trees in small towns - it will help distinguish the Town Center from the rest of the community, where more informal and natural planting patterns are used. Suggested tree species for trees in the Town Center are: Cape Chestnut (*Calodendrum capense*), Plane Tree (*Plantanus acerifolia*) and Pink Ironbark (*Eucalyptus sideroxylon*).

D. SITE PLANNING PRINCIPLES

Site Planning principles listed in other Guidelines are especially important in the Town Center and should be closely observed:

1. Site plans for multiple-building developments should create clear, coherent open spaces by arranging buildings in compact clusters. (Guideline 6)
2. Site plans are encouraged to develop spaces between buildings as outdoor "rooms". Defined courtyards, plazas and gardens are examples. (Guideline 6)
3. Porches, arcades, covered and trellised walkways are recommended to link separate buildings together and create sun-protected outdoor spaces.

14. OFF-STREET PARKING AREAS - Commercial Development

INTENT:

The visual impact of parking areas should be softened by screening all parking areas from street view, by interrupting continuous rows of parking spaces with planting, and by creating planted canopies over parking areas.

GUIDELINES:

A. PARKING AREA SETBACKS AND SCREENING

Setback all parking areas at least 20 feet from the front property line and at least 10 feet from side and rear property lines. Use the setback area to visually screen the parking area from public view by planting or a combination of planting and low walls.

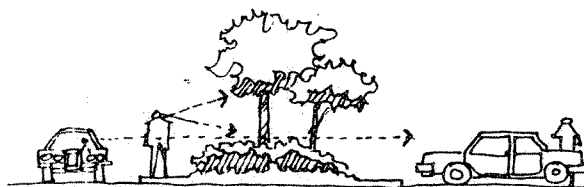
Shrubs or other plant materials used should form a continuous screen and shall be at least 2 feet high at initial planting.

Walls used for screening at public streets shall be at least 36 inches. Walls built of or faced with local stone are encouraged.

Open rail fences may be used for screening, but only in combination with vegetation to fully screen cars from view.

Vegetation, walls or fences used for screening shall be interrupted and carefully tapered at driveway entrances to prevent obstructing the view of oncoming traffic.

Commercial parking areas adjacent to residentially-zoned property must be completely-screened from view of the residential property with a 72 inch high solid fence, wall, hedge or other dense plant material.



USE SHRUB PLANTING, LOW WALLS,
EARTH BERMS, AND TREE PLANTING TO GIVE
EYE LEVEL RELIEF AT PARKING AREAS.

B. SMALL PARKING AREAS

Small parking areas of 24 cars or less are encouraged. When parking requirements exceed 24 spaces, separate the lot into smaller lots interrupted by planted areas.

C. MINIMUM LANDSCAPED SPACE

A minimum of 10% of the interior of all parking lots over 15 spaces shall be landscaped open space. Required front setback area and perimeter planting are not to be counted in this total.

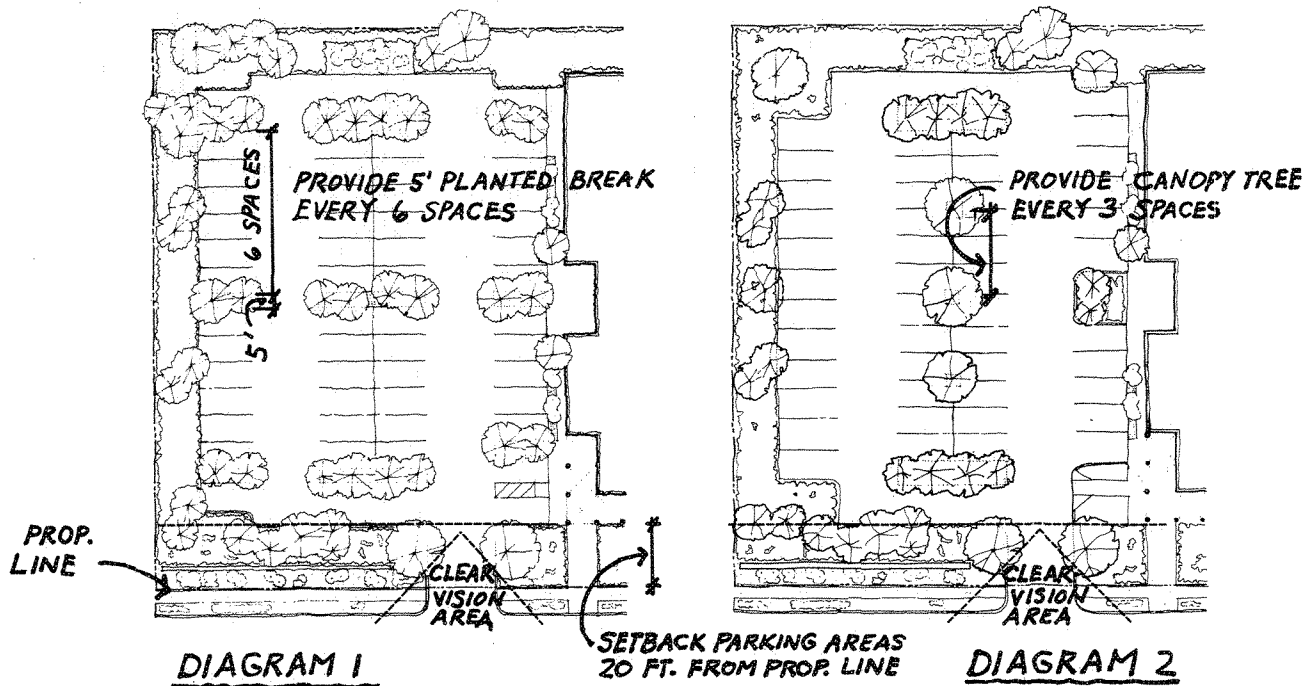
D. TREE CANOPIES

Tree canopies are encouraged to soften the visual impact of parking areas and relieve them from heat build-up.

To provide a canopy, one of the following methods is recommended:

1. A planted island or break at least 5 feet wide shall be provided at an interval of at least every 6 parking spaces in a row. At least 2 trees of minimum 15-gallon size shall be provided in each required break. See Diagram (1).
2. One tree planted at an interval of at least every 3 parking spaces. Under this method, a continuous row of up to 12 spaces may be used. If over 12 spaces, provide a planted break. See Diagram (2).

Whether using method (1) or (2), provide a planted area with at least 2 trees at the end of each row of spaces.



E. PARKING LOT - BUILDING TRANSITION SPACE

Maintain a distance of at least 5 feet between a building and parking area. Except where walkways are provided, plant this transition space with ground cover, shrubs and trees. See Design Guideline 9, "Planting and Plant Lists", for plant selection.

See County of San Diego Offstreet Parking Design Manual (Department of Planning and Land Use) for parking area and driveway requirements.

15. SIGNAGE

INTENT:

The purpose of this Guideline is to protect Valley Center's rural residential environment from the adverse impact of unnecessarily large or an excessive number of commercial signs. Valley Center's commercial properties should avoid the clutter of commercial signage common to more densely urbanized communities of the County.

APPLICATION:

This Guideline applies to all commercial and industrial development.

REFERENCE:

The provisions of the San Diego County Zoning Ordinance regarding On-Premise signs shall apply unless more restrictive provisions are listed in this Guideline.

GUIDELINES:

A. GENERAL DESIGN CRITERIA

All signs should be of a minimum size and height to adequately identify a business and the products or services it sells. All signs should be kept as low to the ground as possible.

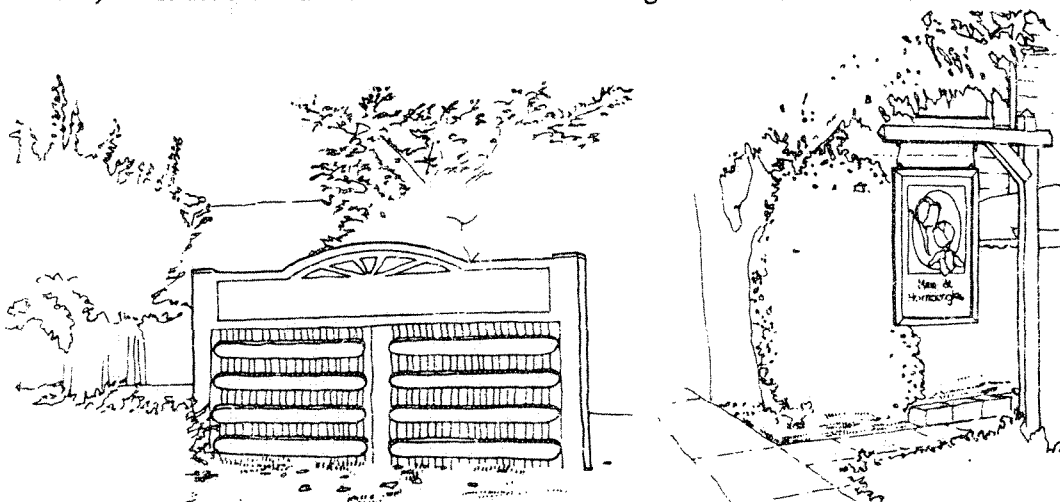
Signage design should be carefully integrated with the site and building design concepts to create a unified appearance for the total development. Within a development, signage should be consistent in location and design.

Signs should be carefully located for safety so as not to block driveway views of oncoming traffic.

B. DESIGN RECOMMENDATION

1. Sign Types. To achieve consistency in Valley Center's commercial signage, two primary sign types are recommended and illustrated:

- a. Monument signs of wood construction with painted or raised letters and logos.
- b. Freestanding single pole hanging signs of wood or ornamental metal (i.e., wrought iron) construction. Painted or raised letters and logos are recommended.



RECOMMENDED SIGN TYPES: MONUMENT (LEFT) POLE WITH HANGING SIGN (RIGHT)

-
2. Sign Posts. The recommended material for sign posts is wood with a white, black or natural stain finish. If a metal post is used, the recommended color is black. Reflective and bright-colored posts should be avoided.
 3. Color. Signs should be limited to 3 colors in addition to the use of black and white.
 4. Illumination. The recommended method of illumination is by light projected on the sign. The illumination source should be fully shielded.

C. SIGN STANDARDS

1. Freestanding and Monument Signs

- a. Maximum number: One per property is permitted for properties with 250 feet or less street frontage. One additional sign for properties over 250 feet street frontage is permitted. Properties with more than one establishment should consolidate their signs into a common sign panel.
- b. Maximum size per sign face: Monument signs are limited to 18 square feet per face. Freestanding pole signs are limited to 15 square feet per face.
- c. Maximum dimensions: Monument signs are limited to 6 feet in length, 42 inches in width. Freestanding pole signs are limited to 4 feet in length or width.
- d. Maximum total area of all freestanding or monument sign faces on the property. For properties with 250 feet or less street frontage: 36 square feet. For properties over 250 feet street frontage: 72 square feet.
- e. Maximum height: Monument signs: 42 inches above grade. Freestanding pole signs: 8 feet (for the sign panel). The pole and bracket of a hanging sign may be an additional 2 feet in height (10 foot height limit).

2. Wall Signs

- a. Maximum area: The total area of all signs on a building elevation is limited to 10% of the elevation's area, up to a maximum of 100 square feet per building.
- b. Maximum height: Top of the wall of facade to which attached.

3. Projecting Signs

- a. Maximum number: 1 for each business establishment.
- b. Maximum height: Top of building wall or facade to which attached.
- c. Maximum size per sign face: 6 square feet.
- d. Maximum total area of all projecting sign faces: 12 square feet for each sign. 60 square feet for property.

D. PROHIBITED SIGNS

1. Roof signs and signs mounted on sloped parapets are not permitted.
2. Internally-illuminated plastic signs are not permitted. Other plastic signs are discouraged, except as raised letters or logos on a wood panel.

16. SITE PLANNING PRINCIPLES - RESIDENTIAL DEVELOPMENT

INTENT:

Although flexibility in residential site planning is desired, the aggregate effect of residential developments being unrelated to one another and the community as a whole often produces isolated "compounds" with little concern for the public environment. Residential developments surrounded by walls, parking lots and rows of garage doors along public streets are examples of practices to be avoided.

APPLICATION:

This Guideline applies to all residential development subject to Design Review.

GUIDELINES:

A. INTEGRATION OF STREETS AND SIDEWALKS

1. New residential developments should align public streets and sidewalks with those of adjacent developments, avoiding the tendency to become enclaves apart from the neighborhood and community. Public streets should be planned to be continuous through adjacent residential developments so as to weave the community together and simplify traffic circulation patterns.
2. Within residential developments, avoid long rows of perpendicular or diagonal parking along private and public streets. If such parking is used, a maximum of 6 parking spaces may be placed in a row. A planted break at least 20 feet wide is required between adjacent rows of spaces.

B. BUILDING TO STREET RELATIONSHIP

The site concept should recognize the traditional value of the street as a place of focus where the image and identity of a residential neighborhood is formed. The desired pattern is to have direct, frontal relationships between buildings and streets, avoiding buildings isolated in the rear of a site or oriented toward parking lots. The preferred orientation of buildings within 40 feet of the street is to be parallel to the street.

1. Orient buildings to define street spaces within the site and toward existing public streets at the perimeter of the site.
2. Provide as many dwellings as possible with a sense of address on the street. Two methods are recommended:
 - Through visible street entrances (front door of each dwelling faces the street).
 - Through a common, street-facing courtyards, with doors to dwellings facing the courtyard.
3. Off-street parking areas should not be located between a residential building and the public street - locate to the front or sides of buildings.

C. FENCES AND WALLS ALONG PUBLIC STREETS

Residential developments that appear as continuous walled compounds isolated from the community are discouraged. While walls and fences are often needed for security, sound isolation and privacy, these objectives can often be met by careful design that controls the height and length of walls, develops breaks and setbacks, and uses planting for screening and relief.

Continuous solid fences or walls over 42 inches high should be avoided along public streets except when no other alternative is possible to create an acceptable living environment. When used along a street, they must be broken at minimum 50 foot intervals with a 10 foot wide by 2 foot deep recess. The entire length of the wall and the recessed area must be planted.

D. RESIDENTIAL LANDSCAPE REQUIREMENTS

The entire required front yard area and at least 50% of the required side yard areas shall be landscaped. At least one tree of minimum 15 gallon size shall be provided for each 400 square feet of required landscaped area. See Guideline "Planting Design and Plant Lists" for plant selection criteria.

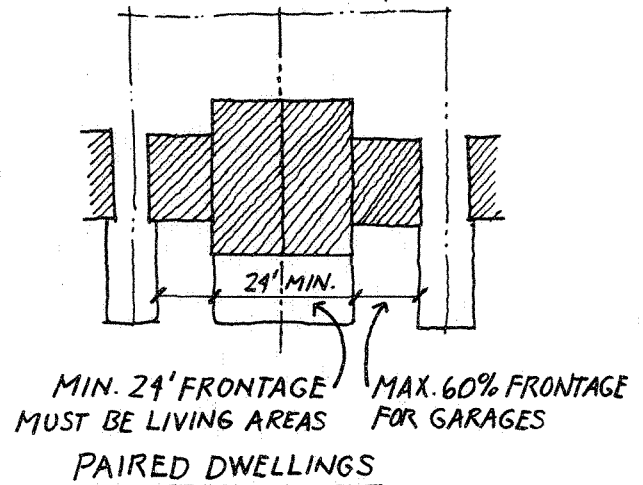
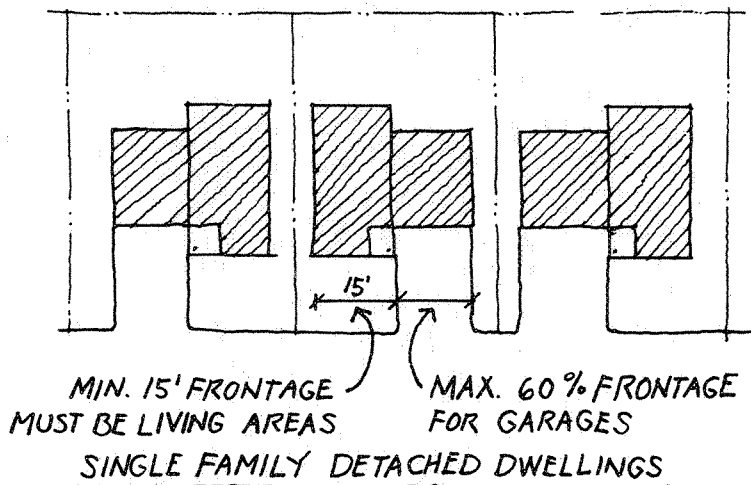
E. SPECIAL GUIDELINES FOR SINGLE FAMILY DETACHED AND PAIRED DWELLINGS IN PLANNED DEVELOPMENTS

The proportion of street frontage devoted to garages and carports should be controlled to improve the quality of residential streets and prevent facilities for the automobile from dominating the street's character.

Site and dwelling design should strive for dwelling units fronting the street, instead of being placed behind garages.

For single family detached dwellings:

1. At least 15 feet of building frontage facing the street shall be devoted to living areas or a front porch.
2. No more than 60% of the building frontage facing the street may be devoted to garages, carports or open parking.



For Paired Dwellings:

1. At least 24 feet of building frontage facing the street shall be devoted to living areas or a front porch.
2. No more than 60% of the building frontage facing the street may be devoted to garages, carports or open parking.

17. PRINCIPLES OF RESIDENTIAL CLUSTERING



INTENT:

The expansive open spaces and fields of the valley floor form an important part of Valley Center's special character and environment. The ability to experience large open spaces and views to distant hills is essential to preserving the community's present quality of life and property values.

While future development will occur on many of the valley's present open spaces, the impact of their loss can sometimes be lessened with cluster development that preserves some large open spaces intact. Clustering, or the reduction of lot size in order to consolidate group open space, is sometimes a good design solution to avoid typical suburban tract development. Application of the clustering concept should be considered on a case-by-case basis.

APPLICATION:

This Guideline applies to all residential development subject to design review.

GUIDELINES:

1. Required Group Open Space

Where clustering is proposed, residential developments subject to this Guideline shall provide at least one-fourth of total site area as group open space for use by residents of the development.

This required group open space shall be aggregated into as large an area as feasible. One large area is preferred; otherwise, divide into as few and large areas as possible, remembering the intention to preserve the valley's existing large open spaces.

2. Location of Required Group Open Spaces

The following criteria, in general order of priority, should be considered in deciding the importance of clustering, and in locating the group open space:

- a. Locate the group open space to preserve significant natural features such as land forms, flood plains, rock outcroppings and stands of mature trees.
- b. Locate to preserve important views of the valley landscape and distant hills from public roads.
- c. Locate to maximize views into the space and to distant places from dwellings within the development.

3. Use of Open Space

The use of group open space shall be at the discretion of the developer. A variety of purposes such as recreation, scenic preserve, view corridor, horse corral or crop growing are recognized as meeting the intent of this Guideline.

4. Relationship to the County Zoning Ordinance regulating Group Open Space

To accomplish the special nature of the Group Open Space, the Guidelines encourage variances to the following sections of the San Diego County Zoning Ordinance regulating Group Open Space:

- a. Section 4917(b) requiring location within 20 feet of the nearest dwelling may not be appropriate.
- b. Section 4917(f) requiring screening from abutting lots may not be appropriate.
- c. Section 4920 prohibiting location in a required front or exterior side yard may not be appropriate.
- d. Size and Shape. An area of contiguous space counted as group open space should be of such size and shape that a rectangle inscribed within it should have no dimension less than 100 feet, rather than 15 feet as required by Section 4917(c).
- e. Section 4917(a) regulating surfacing and maximum slope may not be appropriate. The following principles are encouraged:
 1. There should be no requirement limiting percent of sloped area which may be counted as group open space. Hillsides should be counted toward this requirement if other conditions are met.
 2. Areas left in their natural state with native vegetation or treated as "dry lawns" with minimal introduced planting should be permitted.
 3. Requirement of "dustfree surfacing" should be waived if the area is to be used as a corral or for other activities making a dustfree surface not feasible.

18. PRIVATE AND GROUP OPEN SPACE

INTENT:

Higher density residential development should take advantage of the region's climate by providing adequate private and group open space for each dwelling unit.

APPLICATION:

This Guideline applies to all residential development subject to Design Review.

REFERENCE:

Refer to San Diego County Zoning Ordinance Sections 4915 (Private Usable Open Space) and 4917 (Group Open Space).

Also refer to the previous Guideline "Principles of Residential Clustering" for Group Open Space.

GUIDELINES:

A. PRIVATE OPEN SPACE

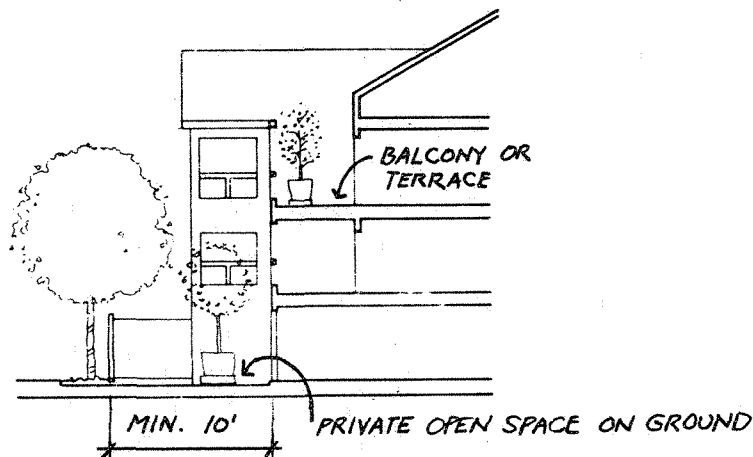
The minimum Private Usable Open Space as defined by County Zoning Ordinance Section 4915 shall be 200 square feet/dwelling unit.

For upper level dwelling units entirely above grade level, group open space may be substituted for up to 150 square feet of this requirement. Increase group open space by a factor of 1.5 for every square foot substituted.

The Guideline provides many options for use, such as a garden, terrace, deck, courtyard or other space which allows residents to have living space outdoors.

Design Recommendations:

1. Private open spaces on the ground should be a minimum of 10 feet in length and width and should be screened from public view by planting, a wall, privacy fence or other acceptable method.



-
2. To provide private open space on sloped sites, consider site terracing to achieve level spaces.
 3. Open important living spaces such as living, kitchen and family rooms directly to the outdoor space.
 4. Locate private outdoor spaces to receive good sun penetration in winter months. Consider the use of deciduous trees to provide summer shade.

B. GROUP OPEN SPACE

The minimum Group Usable Open Space as defined by County Zoning Ordinance Section 4817 shall be 800 square feet/dwelling unit. This requirement shall not apply to developments providing 600 square feet or more of private open space for each dwelling unit.

Design Recommendations:

1. Private group open spaces for use in all seasons, including shaded areas for summer outdoor enjoyment.
2. Private hard and soft surfaces to accommodate a variety of activities.
 - Hard surfaces for barbeque, bicycles.
 - Soft surfaces for gardens, play and lawn activities.
 - Flexibility for future changes can be provided by laying paving blocks in sand.
3. Provide spaces and site furnishings tailored to the special needs of the age groups of expected residents.
4. Provide sidewalks or footpaths between important shared facilities and to important off-set destinations.

19. OFF STREET PARKING - RESIDENTIAL DEVELOPMENT

INTENT:

The visual impact of off-street parking areas should be minimized as viewed from public streets and neighboring residential properties.

APPLICATION:

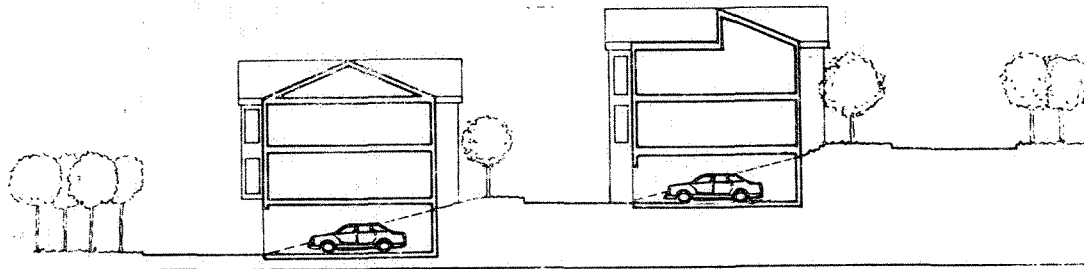
This Guideline applies to parking areas of 6 spaces or more in all residential development subject to design review.

GUIDELINES:

A. COVERED PARKING

Covered parking areas - by means of garages, carports and trellised canopies - are encouraged.

For sloping sites, tuck-under parking is often an economical solution that economizes in the use of land.



B. SIZE AND LOCATION OF PARKING AREAS

Off-street parking areas are not to be located in required yard setback areas. Place all parking and service areas in the visible location as viewed from public streets.

Parking areas shall be limited to a maximum of 24 spaces. If over 24, a planted break at least 30 feet side shall be provided.

C. LANDSCAPE REQUIREMENTS

1. A minimum of 10% of the interior of all parking lots shall be landscaped open space. Required yard setback areas and perimeter planting are not be counted toward this total. At least one tree (minimum 15 gallon size) shall be provided for each 200 square feet of landscaped area.

2. Screening

Use planting, low walls or fences to visually-screen parking areas from street view.

Shrubs or other plant materials used for screening should form a continuous screen at least 2 feet high at initial planting. If earth berms are used, they must be planted with trees, shrubs or ground covers.

Walls and fences may be used to screen parking areas. Walls built of or faced with local stone are encouraged. Wood, cement plaster on wood frame or masonry, or brick walls are acceptable. Concrete or concrete masonry walls without integral color and texture are not acceptable. Solid walls more than 3 feet high must be accompanied by planting along their perimeter.

Walls under 3 feet high and open wood fences may be used for screening, but only in combination with vegetation to fully-screen the parking area from street view.

Vegetation, walls and fences shall be interrupted and carefully tapered at driveway entrances to prevent obstructing the view of oncoming traffic.

3. Tree canopies

Tree canopies are required to soften the visual impact of parking areas and relieve them from heat build-up.

To provide a canopy, one of the following methods is recommended:

-A planted island or break at least 5 feet wide shall be provided at an interval of at least every 6 parking spaces in a row. At least one tree of minimum 15 gallon size shall be provided in each required break.

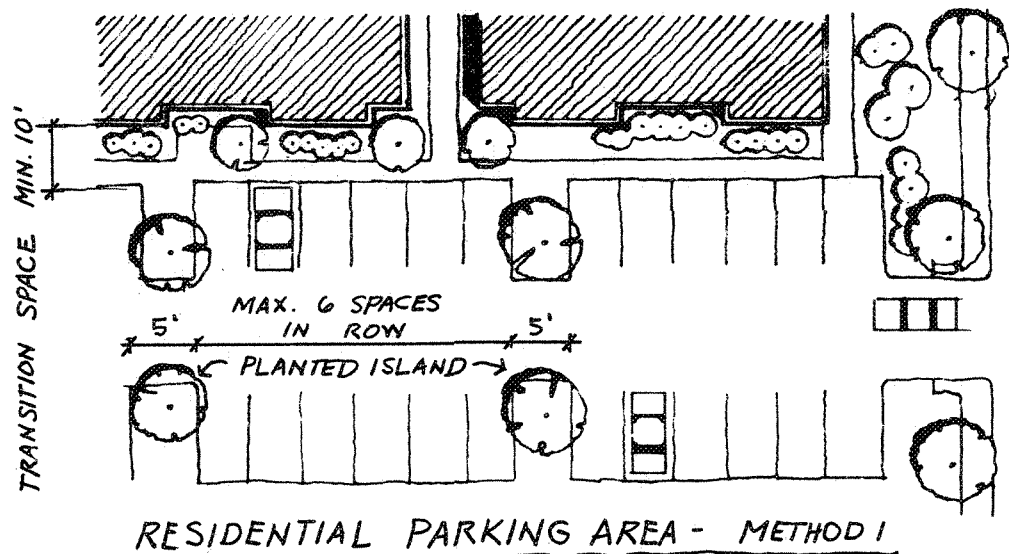
-One tree planted at an interval of at least every 3 parking spaces. Under this method, a continuous row of up to 12 spaces may be used. If over 12 spaces, provide a planted break similar to method (1) above.

Whether using method (1) or (2), provide a planted area at the end of each row of spaces with at least 2 trees.

D. PARKING LOT - BUILDING TRANSITION SPACE

Maintain a distance of at least 10 feet between a building and parking area. Except where walkways are provided, plant this transition space with ground cover, shrubs and trees. See Design Guideline, "Planting and Plant Lists" for plant selection.

See County of San Diego *Offstreet Parking Design Manual* (Department of Planning and Land Use) for parking area and driveway requirements.



20. MOBILEHOME PARKS

INTENT:

It is recognized that local regulation of mobile home parks is limited by provisions of state law. It is also recognized that it is impossible to anticipate mobile home park locations. It is expected that applicants for mobile home park developments will cooperate with the Community Planning Group and the Design Review Board during review of the Major Use Permit application to conform the design as nearly as feasible to the following guidelines.

Mobile home parks should be built in such a way that they will be compatible with other buildings and developments. Mobile home parks provide a unique challenge to the developer and the Review Board because the majority of the individual homes are pre-fabricated. It is possible, however, for the homes to contribute to the character outlined by these guidelines. It is also possible for the mobile home community as a whole to use elements of landscaping, lighting, signage, and architectural character in the community buildings to enhance the park's environment.

GUIDELINES:

A. GENERAL

- Mobile home parks shall comply with the "Mobile Home on Private Lot Regulations", Sections 6502 through 6506 of the County Zoning Ordinance with the exception of any reference to permanent foundations.
- Community buildings located within a mobile home park should meet the same architectural standards as buildings in the previous Guidelines.
- Landscaping, lighting, signage, off-street parking use the same Guidelines as outlined in the Multi-family sections.

Consideration will be given by the Design Review Board to unique situations which may preclude following any of the Guidelines which are inappropriate because of the nature of mobile home development, however, the applicant should do everything possible to adapt the project to these Guidelines. Where County requirements are more restrictive than these Guidelines, County requirements will be used.

B. INDIVIDUAL HOMES

Although a specific architectural character is not required for mobile homes, the following general principles should be followed:

- Exterior walls should have a natural wood appearance.
- Earth tones and warm, light colors are encouraged.
- Bright colored and highly reflective roof surfaces are discouraged. When it is necessary to place utilities on the roof, all visible surface equipment should be the same color as the roof itself.
- These Guidelines apply to carports and other outbuildings also.

21. HILLSIDE DEVELOPMENT - SITING OF BUILDINGS

INTENT:

Most hillside sites are highly visible and will need extra attention given to their view from off-site locations in the community. The visual impact of all hillside development shall be minimized, with buildings, retaining walls and other improvements deferring to the natural landforms and kept to as low a profile as possible.

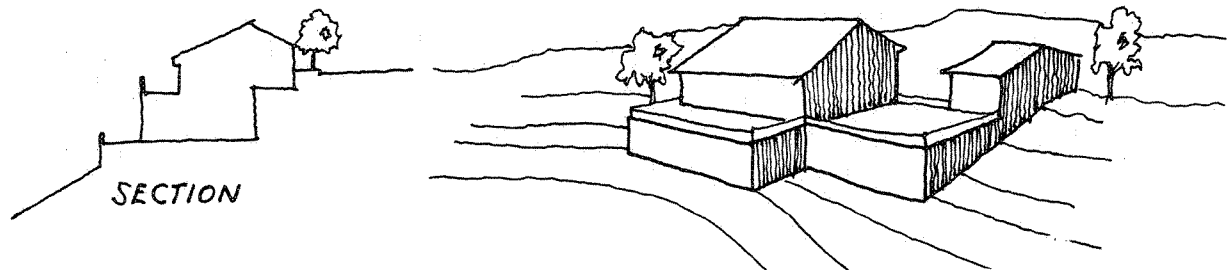
APPLICATION:

This Guideline applies to all development subject to Design Review on hillside sites of 15% or more gradient.

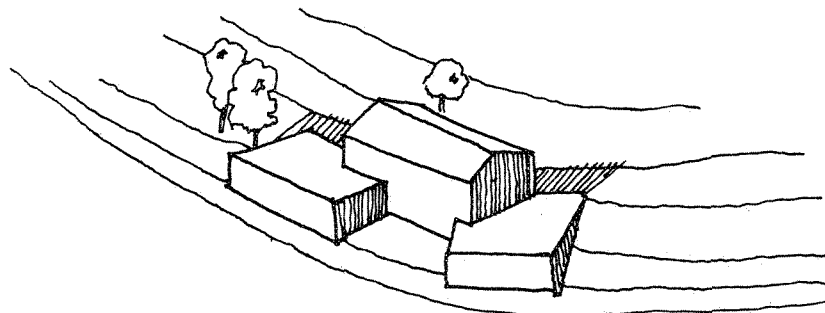
GUIDELINES:

A. Reduction of the Visual Bulk of Structures

1. Cut buildings into the hillside to reduce their visual bulk. Site buildings with different floor elevations to achieve height variation. Decks should be located low to the ground or on roofs of lower levels of the building.



2. Avoid large or long wall planes. Building masses should be broken into smaller-scale elements and elevations articulated to produce shadows through setbacks, overhangs, decks, recessed openings and projected windows.
3. Rooflines should avoid extended horizontal lines and flat roofs. Pitched, gabled and hipped roofs are more appropriate for hillside sites.
4. Building forms should follow hillside slope to increase the integration of building and site. This is particularly important to roof forms.



5. Avoid massive roof overhangs and cantilevers on downhill faces of buildings.
6. Avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces.

B. Materials and Color

The hillside, when seen as a whole, is a delicate pattern of buildings, open spaces and vegetation. No one building should stand out from others or from the natural landscape.

1. All hillside dwellings should use materials and painted colors that approximately the range of colors in the natural landscape. Highly-saturated colors, highly-contrasting color combination and reflective surfaces should be avoided.

The use of earth toned paints, wood stained with medium earth tones, native stone, and earth tone colors of brick or textured block are encouraged.

2. Earth tone tile or heavily-textured, "high-profile" composition shingles are preferred roofing materials for hillside sites. If synthetic materials or built up roofs with gravel are used, they should be of medium earth tones. White gravel and highly-reflective roof surfaces are not permitted.

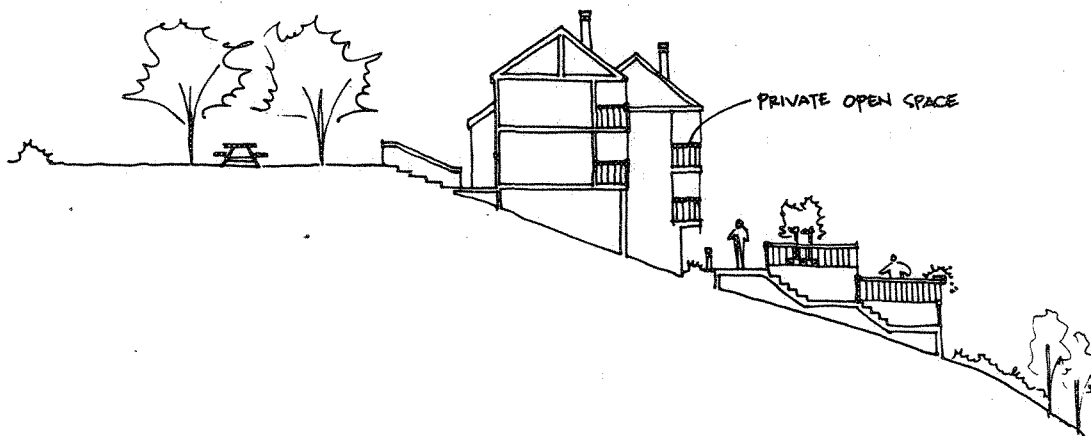
3. Glass, skylights and reflective materials such as aluminum and plastics must be used carefully to minimize their reflective properties. Dark anodized aluminum is encouraged when windows or other aluminum products are used. Large areas of glass should be protected by overhangs. Highly-reflective mirrored glass is not permitted.

C. Mechanical Equipment

Roof-mounted mechanical equipment, including solar panels, should be carefully-integrated with building forms and be as inconspicuous as possible. Mechanical equipment should be painted earth tone color when possible.

D. Character of Hillside Sites

Hillside sites offer opportunities to create outdoor decks, roof gardens, terraces, lookouts for viewing, sculptured stairs and other special characteristics.



22. HILLSIDE DEVELOPMENT - GRADING AND DRAINAGE

INTENT:

The community's natural landforms are an important part of its environment that should be respected in new development. Hillside grading should be minimized and designed to appear as close as possible to the surrounding land contours.

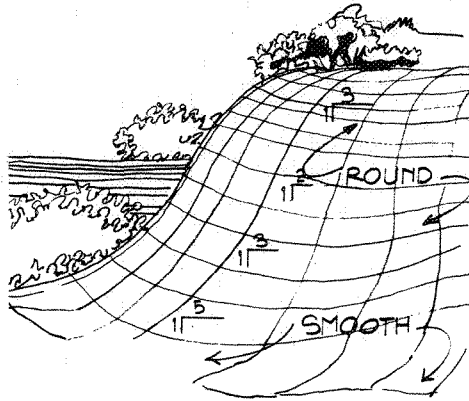
This Guideline applies to all development subject to Design Review located on hillside sites of 15% or more gradient.

GUIDELINES:

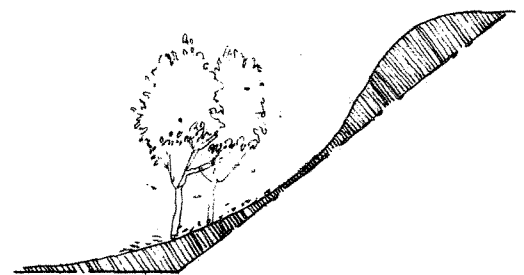
A. SLOPE RATIOS

In order to create slopes which closely reflect the surrounding natural hills, and to avoid the linearity of consistent slopes, graded hillsides should have variation in their slope ratios. Grading should minimize the "engineered" look of manufactured slopes. Avoid sharp cuts and fills--smooth, flowing contours of varied gradients from 2:1 to 5:1 are preferred.

Slope banks can be softened by contoured grading of fill at the top and toe of the slope.



VARY SLOPE RATIOS



CONTOURED GRADING

B. BUILDING PADS AND RETAINING WALLS

Hillside site design should avoid large building pads, large level open spaces, and should minimize the height of retaining walls. New building sites should be graded so that they appear to emerge from the slope.

Retaining walls faced with local stone or of earth-colored and textured concrete are encouraged.

23. HILLSIDE DEVELOPMENT - STREETS AND WALKWAYS

INTENT:

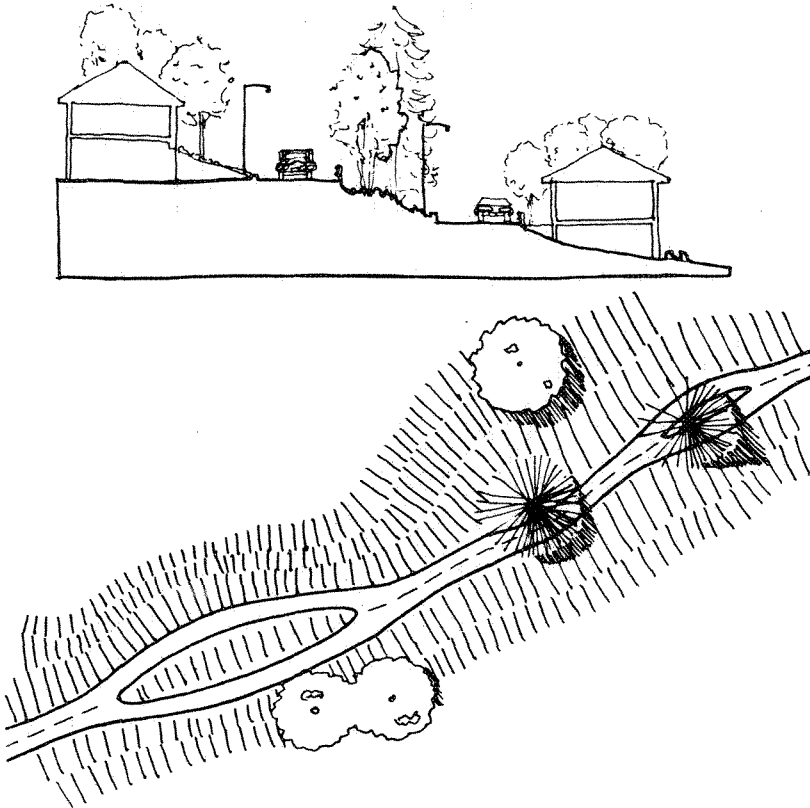
The design of streets and walkways should work with the natural terrain and minimize cut and fill or hillsides.

APPLICATION:

This Guideline applies to all residential development subject to Design Review on hillside sites of 15% or more gradient.

GUIDELINES:

- A. Street layout should follow existing natural contours so as to carefully integrate the street with the hillside.
- B. County engineering standards should be modified, when necessary, on tight hillside sites where a narrower street or shoulder would reduce hillside grading. One-way loop roads should be considered where appropriate.



24. HILLSIDE DEVELOPMENT - PLANTING DESIGN

APPLICATION:

This Guidelines applies to all development subject to Design Review located on hillside sites of 15% or more gradient.

A. PLANT SELECTION

Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance.

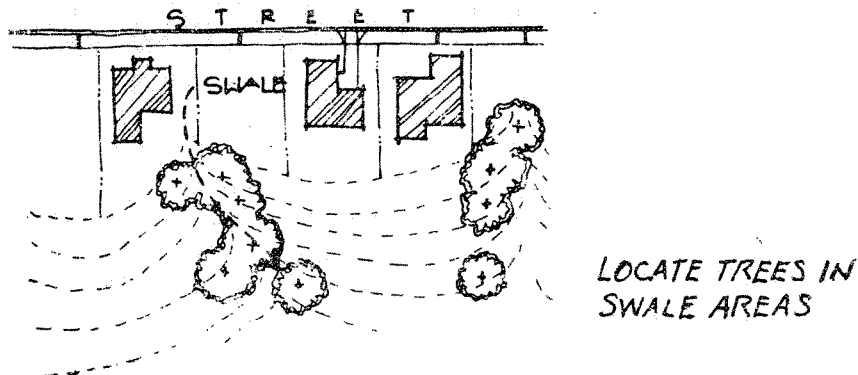
Hillside plant selection should consider neighbors' views and observe the following principles:

- Mature plant height should be less than 20 feet.
- Where views have been established, follow downhill alignment of taller trees.
- Use less dense, open trees that provide shade but do not block views.

B. PLANTING TECHNIQUES

Use irregular planting spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying heights may be planted between tree stands. Ground cover of native and introduced species in mixed proportions complete the natural appearance.

When possible locate trees in swale areas to more closely reflect natural conditions and gather natural surface runoff for plant irrigation.

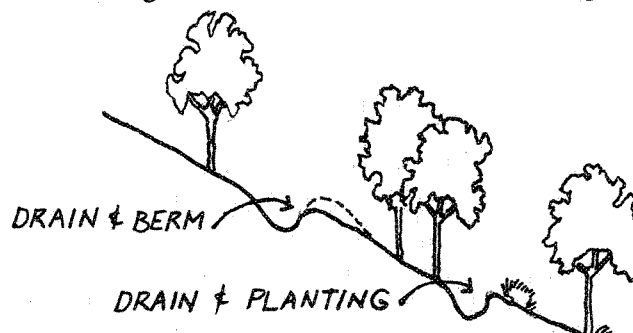


C. SLOPE DRAINAGE

Place drainage devices (terrace drains, benches and intervening terraces) as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for downdrains. The site of a drain may be bermed to better conceal it.

Concrete drains should be color-tinted to blend with the natural soil color.

Planting around drain is recommended to improve concealment.



25. SPECIAL GUIDELINES FOR THE INDUSTRIAL AREA

INTENT:

New industrial development should give careful attention to the appearance of its edge conditions and consider all views into the property from public streets, adjacent properties and residences on nearby hills.

APPLICATION:

This Guideline applies to all development on industrially-zoned property.

GUIDELINES:

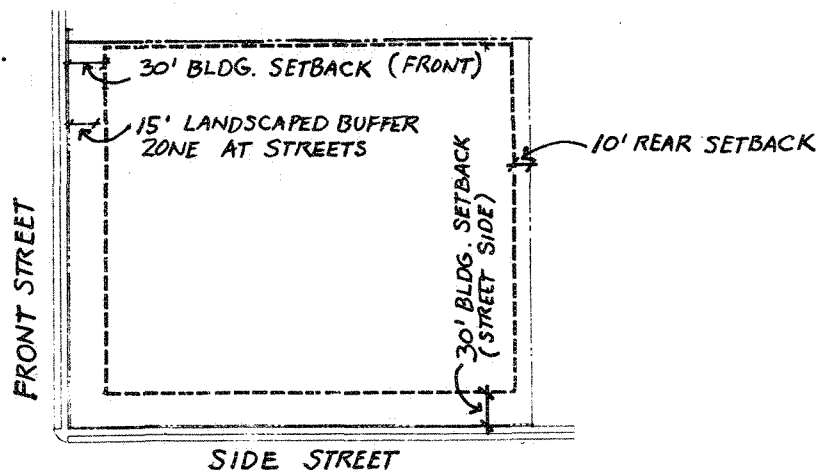
A. SETBACKS

All buildings and accessory structures should be set back a minimum of 30 feet from the ultimate front and side street right-of-way lines. This would require a setback from street centerline ranging from 93 feet for a prime arterial road to 66 feet for a local industrial street.

The rear setback shall be 10 feet from the property line. There shall be no minimum interior side yard setback requirement.

Paved areas such as parking lots, service and storage yards must be setback at least 15 feet from the ultimate front and street side right-of-way lines, and 10 feet from interior side and rear yard property lines.

Building Setbacks.
Industrial Area.



B. LANDSCAPED BUFFER ZONES

1. At Public Streets. A continuous and fully-landscaped zone at least 15 feet deep shall be provided along front and street side property lines, interrupted only by sidewalks and permitted curb cuts for driveways. At least one tree (min. 15 gal. size) must be provided for each 200 square feet of landscaped area. Fences or walls located in this zone are limited to 42 inches in height.

2. At Interior Side and Rear Lot Lines. A continuous and fully-landscaped zone at least 10 feet deep must be provided along all interior side and rear lot lines. Within this zone, at least one tree (min. 15 gal. size) for every 200 square feet of area required. If the project abuts residentially-zoned property, increase the landscaped buffer zone depth to 15 feet.

*Portions of the landscaped buffer zone used to fully-screen the site areas and elements listed in paragraph (D) Landscape Screening must provide one tree for each 200 square feet of buffer area.

C. FENCES AND WALLS

Fences and walls which abut residential or commercially-zoned property must be setback at least 5 feet from the property line, and the intervening area fully landscaped.

D. LANDSCAPE SCREENING

1. The following areas and elements of industrially-zoned properties require full landscape screening at front and street side property lines, and at all lines with residential or commercially-zoned properties:

- Buildings with large areas of solid or blank wall.
- All service, parking, storage, utility or other similar areas.
- Loading docks, utility areas, mechanical equipment, shipping and receiving areas.
- Chain link, board or industrial-type fences must be fully screened with planting.

*Additional landscaped screening of the above areas and elements is required if they are visible from other off-site locations such as view from residences on nearby hills in the community.

2. Effective screening methods to be used are:

- a. Evergreen tree (min. 15 gal. size) planted 1 for each 200 square feet of landscaped buffer zone area in combination with large leafed shrubs of minimum 6 foot mature height. Shrubs should be spaced so that branches intertwine after two years' growth.
- b. Minimum 4 foot high berms planted with the same combination of trees and shrubs.

3. Unacceptable screening methods:

- a. Chain link, board or industrial fences without accompanying landscape screening.
- b. Hedges without trees planted within the hedge mass.
- c. Trees planted without an understory of shrubs.

4. Recommended plant species:

Eucalyptus sideroxylon Red Ironbark
Eucalyptus leucoxylon White Ironbark
Eucalyptus camaldulensis Red Gum
Podocarpus gracillior Fern Pine
Schinus terebinthefolia Brazilian Pepper
Pinus canariensis Canary Island Pine

*Select Eucalyptus where tall trees are required to block views looking down from above the industrial site.

*Select either Eucalyptus, Fern Pine, or Pepper where views are from a level site.

SHRUBS

Tall Ceanothus, such as Sierra Blue, Santa Ana, Louis Edmunds
Heteromeles arbutifolia, Toyon
Melaleuca nesophilla Pink Melaleuca
Oleander Oleander
Pittosporum tobira Mock orange
Rosmarinus officinalis Rosemary
Rhus integrifolia Lemonade Berry

E. ARCHITECTURAL GUIDELINES

The purpose of this guideline is to define the architectural vocabulary that will provide a measure of continuity to Valley Center's industrial area.

The desired character for industrial buildings in Valley Center is derived from early California architecture. While "early California architecture" is not considered a specific style, several styles are often considered within it -- Mission, Mission Revival, Adobe and Monterey. Contemporary interpretation of its basic elements is a valid means of achieving this Guideline's intent. The following general principles should be followed:

1. Exterior wall materials that contain integral color and texture such as precast concrete, split faced or stuccoed block, and ribbed metal wall systems are encouraged. Bright colors and highly-reflective wall surfaces are not acceptable. Earth-tones and warm, light colors are encouraged.
2. Locate entrances at street frontages when possible. Avoid placing long blank walls on the street at the front or street side elevations.
3. When long walls are necessary and are visible from off-site, provide visual relief through pilasters, reveals, color and material change, or small offsets in plan.
4. Varying building heights and setbacks to define different functions such as offices and warehousing is encouraged.
5. Give careful attention to the appearance of large flat roof surfaces from off-site properties. If visible, built-up roofs must be accompanied by parapets; roof aggregate must be earth tone color (white is prohibited) and must be applied dense enough to completely cover the roof surface.
6. Roofing systems with integral color (earth tone) are encouraged. Bright-colored and highly reflective roof surfaces, including unpainted galvanized metal roofing, are not acceptable.

PART IV DESIGN REVIEW APPLICATION REQUIREMENTS

A. PRELIMINARY REVIEW: SUBMITTAL RECOMMENDATIONS

Preliminary Review is an optional step in the Design Review process. Therefore, all submittal standards are recommended. The following list is suggested for most projects but will vary according to the nature of the project and the extent of planning studies completed.

1. Site Analysis. See Site Analysis in the Final Application Requirements--submittal should be the same as the Final Review.

2. Site Plan. A site plan drawn at a suitable scale to show location of buildings, parking areas, circulation, points of access, pedestrian spaces and major landscape elements.

All elements should be located with reference to property and setback lines shown on the plan.

3. Topographic Map. Existing and proposed contours should be shown on a topographic map. The disposition of natural features recorded in the Site Analysis must be shown (e.g., trees and rock croppings to be saved or removed). This map may be combined with the Site Plan of Paragraph (2) for smaller projects or projects without significant natural features.

4. Elevations and Sections of the Site and Buildings. Be sure to draw natural features retained and neighboring buildings, if close to the site. Building materials and colors may be indicated if known.

5. Descriptive Information Summary:

- o Site area and proposed building area.
- o Allowable and proposed density (residential projects).
- o Parking spaces required and proposed.
- o Open space and landscaped area calculations. Compare proposal to standards of the Guidelines.

6. Other Information. Preliminary submittals may contain any elements called for in the Final Application, at the option of the applicant.

Please make submittals as clear as possible and follow accepted conventions of drawing --all drawings clearly labeled, scales shown, north arrow on plans, clear and readable linework.

Eight copies of all drawings and written materials must be submitted. All materials must be folded to fit an 8-1/2" x 15" envelope.

Proposals should not be presented open-ended with expectations of the staff or Design Review Board making decisions.

B. FINAL APPLICATION AND REVIEW: SUBMITTAL REQUIREMENTS

Following are submittal requirements for all projects subject to Design Review. Eight copies of all drawings and written materials must be submitted. All copies must be folded to fit an 8-1/2" x 15" envelope, unless they are so thick they can only be rolled up.

1. SITE ANALYSIS (of existing site conditions)

To enable evaluation of development proposals in relationship to existing conditions on the site, the following information must be presented on one or more drawings, accompanied by photographs or written descriptions as may be needed:

a. Basic site information (locate on drawing): Site boundaries with dimensions; building setback lines and easements; existing streets, sidewalks and public rights-of-way; existing structures and other significant built improvements.

b. Existing natural features (locate on drawing):

1. Trees 6 inches or more in trunk diameter. Note trunk size and species.
2. Topography. Existing contours at 2 foot intervals with areas of slope over 25% highlighted.
3. Patterns of surface drainage, including location of dry and running streams, gullies, washes and natural swales.
4. Local of flood zone: locate floodway and 100-year flood plain.
5. Rock outcroppings of greater than 8 feet in diameter measured at the ground. Include spot elevations to help visualize the mass of the rock outcropping.
6. Locate other significant natural features which are either site amenities or potential hazards in development.

c. Site and neighboring environment: Provide photographs of the existing site and site conditions on adjacent properties within 400 feet of all site boundaries (including buildings on adjacent sites). Include photos of views to and outlooks from the site. Clearly label each photograph.

d. Summary. A brief written synopsis should summarize:

- Existing site amenities and assets.
- Special problems and dangers. Site areas in need of special consideration or to be avoided due to such problems as poor soil, drainage, steep slope, high water table, flood plain location.

The following submittal requirements apply to the proposed development plan. Every drawing must include a title, scale, date, north arrow on plans, and name of applicant.

2. SITE PLAN

a. Boundaries and public improvements: Site boundaries, building setback lines, public streets and sidewalks (as proposed-include widths), other proposed public improvements (curbs, gutters, curb cuts). Include dimensions.

b. Streets, sidewalks and parking areas within the site. Include dimensions of parking areas and width of streets and sidewalks. Show location and label materials of areas of special paving as walkways, courtyards and patios, and arcades.

For parking areas show layout of spaces, areas of landscaping, dimensions of spaces and aisles, arrows indicating direction of flow. Number the parking spaces.

c. Structures. Location and dimensions with respect to lines. Include fences, walls and accessory buildings proposed. Give heights of fences and walls.

-
- d. Show location of dumpsters and loading areas.
 - e. Grading and Drainage. This may be drawn on a separate plan at the option of the applicant. It should include:
 - Existing and proposed contours at 2 foot intervals.
 - Finished floor elevations of proposed structures.
 - Indication of all water courses, with spot elevations of high and low points.
 - Area of depth of cuts. Location and height of fills.
 - Show retaining walls and adjacent spot elevations.

3. LANDSCAPE PLAN

Show at same scale as Site Plan. This may be combined with the Site Plan (2) in the case of small or simple projects.

- a. Existing tree 6 inches or more in diameter with their proposed disposition (to be retained or removed). Give species and trunk diameter of each.
- b. Location, species (give common and Latin name) and size (at planting - gallon or box size) of all new plant materials. Use symbols and a legend as necessary. Show all plant materials to scale.

Ground cover may be indicated in mass.

- c. Describe method of irrigation.
- d. Describe means of erosion control, if applicable.

4. BUILDING FLOOR PLANS

5. BUILDING ELEVATIONS. Show all elevations.

- a. Note all finish materials on drawings. Provide color samples (paint chips).
- b. Dimension building heights from finish grade.
- c. Include exterior walls and fences with heights dimensioned.
- d. Show location, type and size of signs.
- e. Show location of mechanical equipment, roof equipment, electrical transformers and solar panels. Show means of screening roof equipment.

6. SECTIONS

Provide at least one sectional drawing at a suitable scale to show relationship of buildings to the site, public street and parking area.

7. SIGNS

Provide a scaled drawing of each proposed sign with exterior dimensions and mounting height called out. Give total area of each sign.

- a. Draw or provide sample of letters and logos, and full message to appear on the sign.
- b. Describe materials and colors of background and letters.
- c. Give means of illumination and magnitude of illumination.

8. LIGHTING

Provide a site lighting plan with location, type, fixture height, power rating and shielding methods indicated. Show elevation drawing or manufacturer's photo of each fixture, including its material and color.

9. STATISTICAL SUMMARY

Provide on a written summary sheet:

- a. Site areas. Total area of site, area covered by buildings, area covered by parking lots and driveways, net area of site landscaping. All in square feet.
- b. Buildings. Total enclosed building area. If a residential project give number of units and development density (units/acre).
- c. Number of parking spaces required and proposed.

10. ADDITIONAL INFORMATION

Additional information, drawings or other materials necessary to describe the project may be requested by the Planning Director or Design Review Board depending on the nature of the project or site.

Also, depending on the project's nature, not all of the above requirements may be needed - the applicant should discuss proposed modifications with the Department of Planning and Land Use staff member assigned to the community's Design Review.

The applicant may include additional information or materials such as sketches, models or photos, if they help explain the proposal.

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